

A-8318

7/26/2017

REPORTS OF COMMITTEES

53851

Reclassification Of Area Shown On Map No. 7-K.
(Application No. A-8318)
(Common Address: 4602 -- 4626 W. Schubert Ave.)

RS3

[O2017-4116]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business-Residential Planned Development Number 1079, as amended, symbols and indications as shown on Map Number 7-K in the area bounded by:

a line 295.61 feet south of and parallel to West Diversey Avenue; the Chicago and Northwestern Railroad; West Schubert Avenue; a line 266.33 feet west of and parallel to the Chicago and Northwestern Railroad; a line 136.15 feet north of and parallel to West Schubert Avenue; a line 270.0 feet west of and parallel to Chicago and Northwestern Railroad; and West Parker Avenue,

to those of an RS3 Single-Unit Detached House and a corresponding use district is hereby established.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

~~*Reclassification Of Area Shown On Map No. 8-F.*
(Application No. A-8317)
(Common Address: 3759 S. Parnell Ave.)~~

[O2017-4097]

~~*Be It Ordained by the City Council of the City of Chicago:*~~

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 8-F in the area bounded by:~~

~~a line 23.25 feet north of and parallel to West 38th Street; the public alley next east of and parallel to South Parnell Avenue; West 38th Street; and South Parnell Avenue,~~

~~to those of an RS3 Residential Single-Unit (Detached House) District.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

A-8319

*Reclassification Of Area Shown On Map No. 7-J.
(Application No. 19179)
(Common Address: 3501 W. Wrightwood Ave.)*

[O2017-3188]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 7-J in the area bounded by:

West Wrightwood Avenue; North St. Louis Avenue; the public alley next south of West Wrightwood Avenue; and a line 37.3 feet west of North St. Louis Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 7-K.
(As Amended)
(Application No. A-8319)
(Common Address: 4626 -- 4650 W. Parker Ave.)*

B1-1

[SO2017-4113]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business-Residential Planned Development Number 1079 symbols and indications shown on Map Number 7-K in the area bounded by:

the north line of West Parker Avenue; a line 263.27 feet east of and parallel to North Kilpatrick Avenue; the centerline of West Parker Avenue; and North Kilpatrick Avenue,

to those of a B1-1 Neighborhood Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

B1-1

Reclassification Of Area Shown On Map No. 7-K.

(Application No. A-8304)

(Common Address: 4615 -- 4651 W. Diversey Ave., 2739 -- 2765 N. Kilpatrick Ave. And
4626 -- 4650 W. Parker Ave.)

[O2017-2120]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business-Residential Planned Development Number 1079, as amended, symbols and indications as shown on Map Number 7-K in the area bounded by:

West Diversey Avenue; a line 388.28 feet east of and parallel to North Kilpatrick Avenue; a line 135.2 feet south of and parallel to West Diversey Avenue; the arc of a circle with a 355.06-foot radius; a line 440.92 feet east of and parallel to North Kilpatrick Avenue; a line 295.61 feet south of and parallel to West Diversey Avenue; a line 263.27 feet east of and parallel to North Kilpatrick Avenue; the north line of West Parker Avenue as partially vacated; and North Kilpatrick Avenue,

to those of a B1-1 Neighborhood Shopping District and a corresponding use district is hereby established.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

~~*Reclassification Of Area Shown On Map No. 8-E.*~~

~~(Application No. 19201)~~

~~(Common Address: 3329 -- 3335 S. Michigan Ave.)~~

~~[O2017-3211]~~

~~*Be It Ordained by the City Council of the City of Chicago:*~~

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 8-E in the area bounded by:~~

~~a line 273.75 feet south of and parallel to East 33rd Street; the alley next east of and parallel to South Michigan Avenue; a line 348.75 feet south of and parallel to East 33rd Street; and South Michigan Avenue,~~

~~to those of an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

16989

Reclassification Of Area Shown On Map No. 7-K.

(As Amended)

(Application No. 16989)

(Common Address: 4615 -- 4651 W. Diversey Ave.; 2739 -- 2765 N. Kilpatrick Ave.;
4620 -- 4650 And 4621 -- 4651 W. Parker Ave.; 2700 -- 2726 And
2701 -- 2737 N. Knox Ave.; And 4600 W. Schubert Ave.)

[SO2012-2180]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance, be amended by changing all of the Business Planned Development Number 418 and the Residential Planned Development Number 1079 symbols and indications as shown on Map Number 7-K in the area bounded by:

West Diversey Avenue; a line 145.0 feet west of the Chicago and Northwestern Railroad; a line 135.2 feet south of West Diversey Avenue; the arc of a circle with a 355.06 foot radius; a line 92.1 feet west of the Chicago and Northwestern Railroad; a line 331.3 feet south of West Diversey Avenue; the Chicago and Northwestern Railroad; West Schubert Avenue; a line 266.33 feet west of the Chicago and Northwestern Railroad; a line 136.15 feet north of West Schubert Avenue; a line 270.0 feet west of Chicago and Northwestern Railroad; a line 21.0 feet south of the north line of West Parker Avenue; and West Kilpatrick Avenue,

to those of a B2-2 Neighborhood Mixed-Use District symbols and a corresponding use district is hereby established.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the symbols and indications in the area described above to those of Business-Residential Planned Development Number 1079, as amended, and a corresponding use district is hereby established.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Business-Residential Planned Development No. 1079, As Amended.

BRPD1079,00

Plan Of Development Statements.

- 1. The area delineated herein as Business-Residential Planned Development Number 1079, as amended (the "Planned Development") consists of a net site area

of approximately 196,054 square feet which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map and the Right-of-Way Adjust Map (the "Property"), and is owned or controlled by 4600 Schubert, LLC ("Applicant") for purposes of this Planned Development.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council. All conveyance of property to the City for public right-of-way shall be through the City's dedication process.
3. The requirements, obligations and conditions with respect to each subarea, identified as Subarea A, and Subarea B within the Planned Development Boundary, Property Line and Subarea Map, contained within this Planned Development, as amended, shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessees. All rights granted hereunder to Applicant for each of the two (2) subareas shall inure to the benefit of Applicant's successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessees and their respective successors and assignees.

At the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to the respective subareas within this Planned Development, as amended, are made, the Property within the boundaries of such subarea shall be under single ownership or under single designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to any subarea within this Planned Development, as amended, or any other modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, owners or authorized ground lessees of the Property within the respective subareas. The modifications must relate solely to the subarea for which the amendment is sought.

Moreover, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer to either the owner of the subarea, the developer if control of the association has not been turned over to the association, or the condominium association of the owners of such portions of the improvements, whichever is in effect at the time the amendment is sought, and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of

the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; a Right-of-Way Adjustment Map; Site Plans (Overall, Northwest, Northeast, and Southeast); Landscape Plans (Overall, Northwest, Northeast, Southeast and Details); a Green Roof Plan; Building Elevations (3-Flat Building at Grade -- Front, Side, and Rear; 3-Flat Building above Grade -- Front and Rear; 6-Flat Building above Grade -- Front and Rear; 3-Flat and 6-Flat Buildings above Grade -- Side; Aldi and Retail Buildings -- North, South, East and West; and Bank Building -- North and South, East and West, all dated February 16, 2012, prepared by Hartshorne & Plunkard, which are all incorporated herein. Full-size copies of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Housing and Economic Development. This plan of development, as amended, is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the areas delineated herein:
 - Subarea A: all uses as allowed within the Commercial Use Group of the B2-2 Neighborhood Mixed-Use District, including a bank with drive-through uses, accessory parking, park and recreation uses, accessory and related uses. Non-accessory parking and Hookah Bar are not allowed.
 - Subarea B: multi-family residential uses, accessory parking, park and recreation uses, accessory and related uses.
6. On-premises signs shall be permitted within the Planned Development, as amended, subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, as amended, subject to review and approval of the Department of Housing and Economic Development. Off-premises signs shall not be permitted in the Planned Development.
7. Any service drives or other means of ingress or egress, including emergency vehicle access, shall be adequately designed, constructed, and paved in accordance with the

Municipal Code of Chicago and the regulations of the Chicago Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Chicago Department of Transportation and the Department of Housing and Economic Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Department of Housing and Economic Development.

8. For purposes of building height measurement and calculations, the definitions in the Chicago Zoning Ordinance shall apply.
9. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
10. The improvements of the Property, including all entrances and exits shall be designed, installed, and maintained in substantial conformance with the Site Plan, Landscape Plan, and Building Elevations attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and Landscape Plan and with the Parkway Tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines, except as provided herein and on the attached plans.

The Applicant shall design, construct and maintain the Play Lot at the corner of North Kilpatrick Avenue and West Parker Avenue in Subarea A, as indicated on the Site and Landscape Plans. The Play Lot shall be open to the public during Chicago Park District hours. No Part II approval shall be issued for the twenty-sixth (26th) residential dwelling unit until the Play Lot has been constructed and opened for public use.

11. Pursuant to Section 17-13-0611-A of the Zoning Ordinance, the terms, conditions and exhibits of this Planned Development ordinance, as amended, may be modified, administratively, by the Zoning Administrator, upon the written request for such modification by the Applicant and after a determination by the Zoning Administrator, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development, as amended. Any such modification of the requirements of this Planned Development by the Zoning Administrator shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

12. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance and Land Use Ordinance. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Applicant shall design, construct and maintain all buildings located within this Planned Development, as amended, in accordance with the City of Chicago Sustainable Development Policy. Within Subarea A, the Applicant shall install and maintain a vegetative ("green") roof on 100 percent of the net flat roof areas of the Aldi and general retail buildings (approximately 11,600 square feet and 7,100 square feet, respectively) and on at least 50 percent of the net flat roof area of the bank building (approximately 2,015 square feet). And the Applicant shall construct each of the three buildings in a manner so as to exceed ASHRAE 90.1-2004 standards by at least 14 percent. Within Subarea B, the Applicant shall install and maintain a vegetative ("green") roof on at least 25 percent of the net flat roof area of the six-unit building. Net Roof Area is defined as total roof area minus any perimeter setbacks required by the Building Code, roof top structures, and roof-mounted equipment.
16. Unless substantial construction of at least one (1) new building has begun within Subarea A of the Planned Development, as amended, within six (6) years of the date of passage of this amended Planned Development, the zoning of the Property shall revert to a B2-2 Neighborhood Mixed-Use District. The six-year period may be extended for one (1) additional year if, before expiration, the Zoning Administrator determines that there is good cause for such an extension.

16989

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Overall Site Plan; Northwest Site Plan; Northeast Site Plan; Southeast Site Plan; Right-of-Way Adjustment Map; Green Roof Plan; 3-Flat Building Elevations at Grade; Typical 3-Flat Side Elevation at Grade; Exhibit 11 -- Typical Rear Elevation at Grade; 3-Flat Building Elevations Above Grade; 6-Flat Building Elevation Above Grade; Typical 3-Flat and 6-Flat Building Elevation Above Grade; Typical 3-Flat and 6-Flat Side Elevation Above Grade; 6-Flat Rear Building Elevation Above Grade; North, South, East and West Aldi and Retail Building; Exhibit 19 -- East and West Elevations -- Chase Building; Exhibit 20 -- North and South Elevation -- Chase Building; Overall Landscape Plan; Northwest Landscape Plan; Northeast Landscape Plan; Southeast Landscape Plan; and Deciduous Tree and Shrub Installation Details and Plant Palette referred to in these Plan of Development Statements printed on pages 25096 through 25122 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

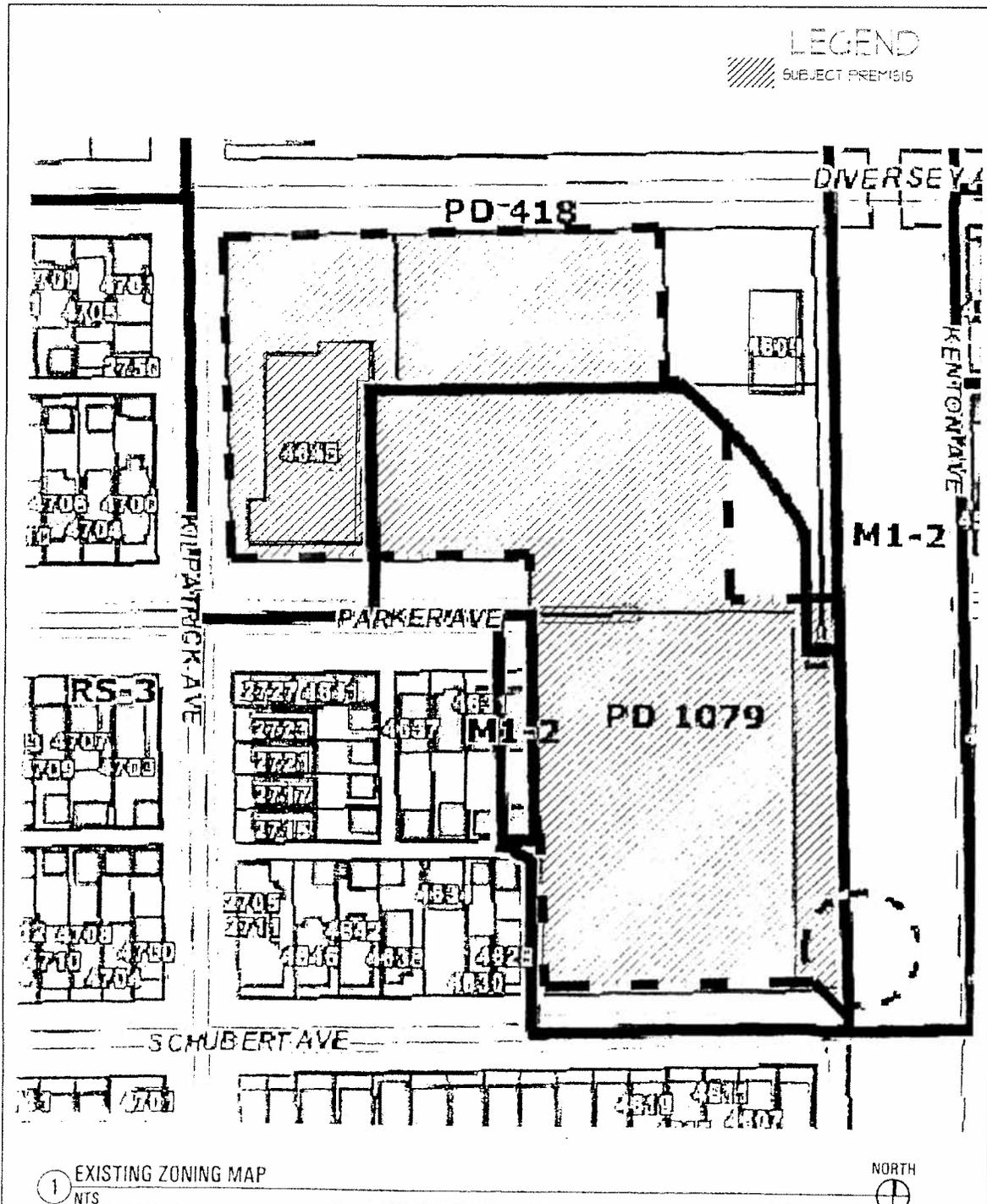
Business-Residential Planned Development No. 1079, As Amended.

Bulk Regulations And Data Table.

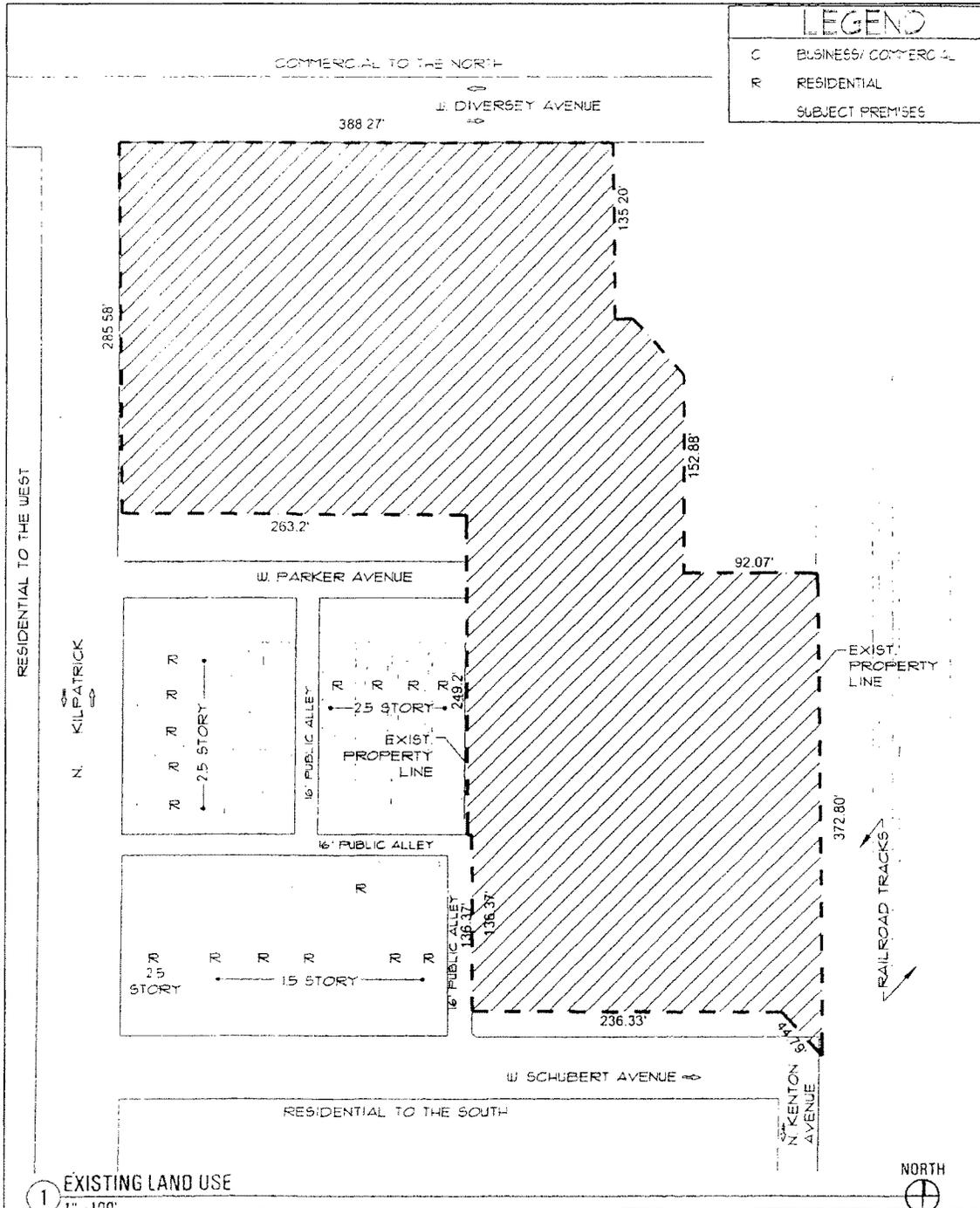
Gross Site Area:	268,100 square feet (6.15 acres)
Less Area in existing public way:	77,574 square feet (1.78 acres)
Plus, Area of public way to be vacated:	5,528 square feet (0.13 acre)
Equals, Net Site Area:	196,054 square feet (4.50 acres)
Subarea A:	127,334 square feet (2.92 acres)
Subarea B:	68,720 square feet (1.58 acres)

Allowable Uses:	All uses as set forth in Statement Number 5; and accessory and related uses
Maximum Floor Area Ratio:	1.05
Subarea A:	0.25
Subarea B:	1.83
Maximum Number of Residential Units:	51 units
Subarea A:	0 units
Subarea B:	51 units
Minimum Number of Accessory Off-street Parking Spaces:	
Commercial (Subarea A):	143 parking spaces, plus 6 accessible parking spaces
Residential (Subarea B):	49 parking spaces, plus 2 accessible parking spaces (1:1 parking ratio)
	Note: In the event that fewer than 51 residential units are constructed, the number of parking spaces may be reduced so long as the 1:1 parking ratio is maintained
Number of Off-Street Commercial Loading Docks: (Subarea A):	2
Minimum Building Setbacks:	As per Site Plans
Maximum Building Height:	38 feet including all mechanicals

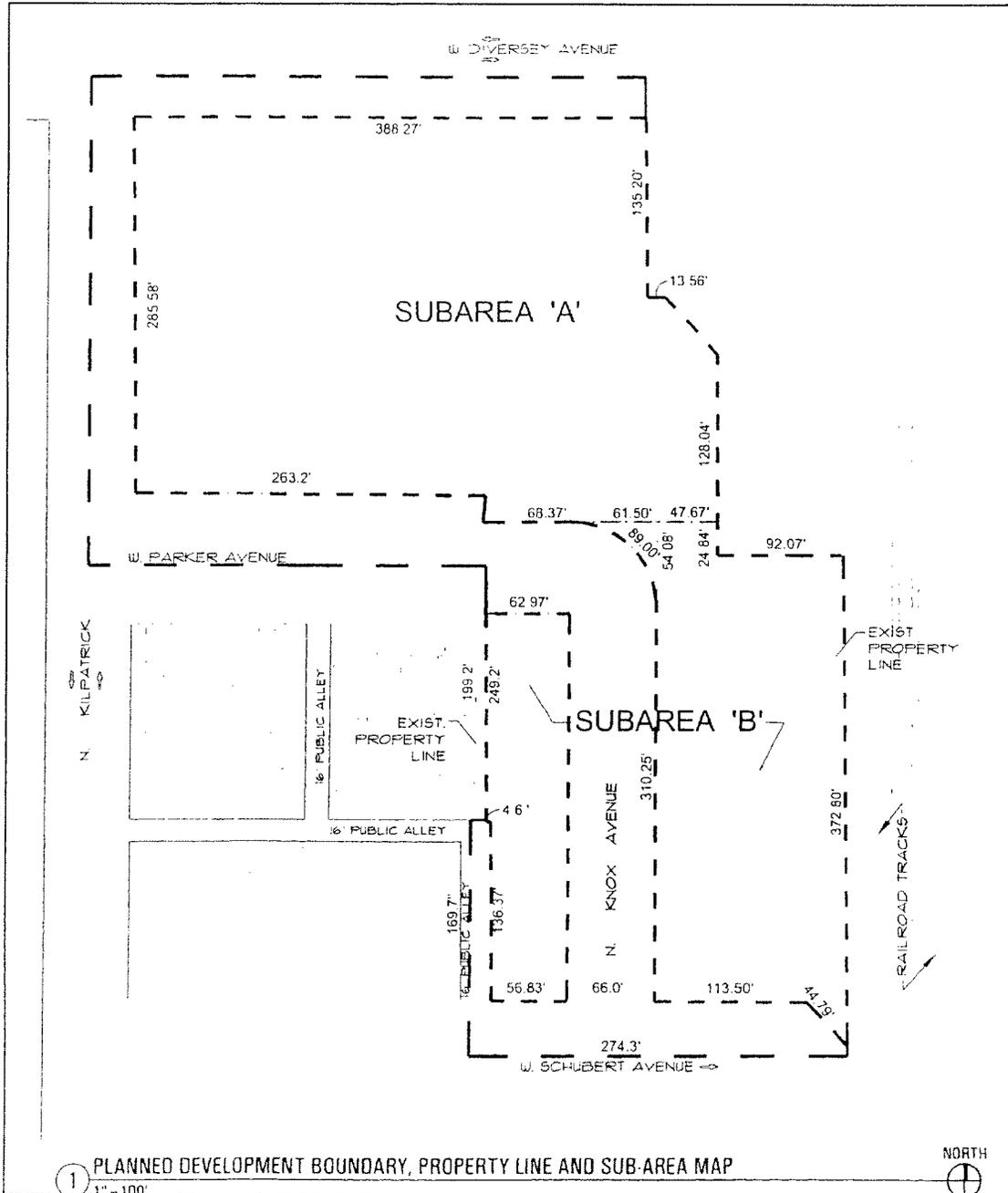
Existing Zoning Map.



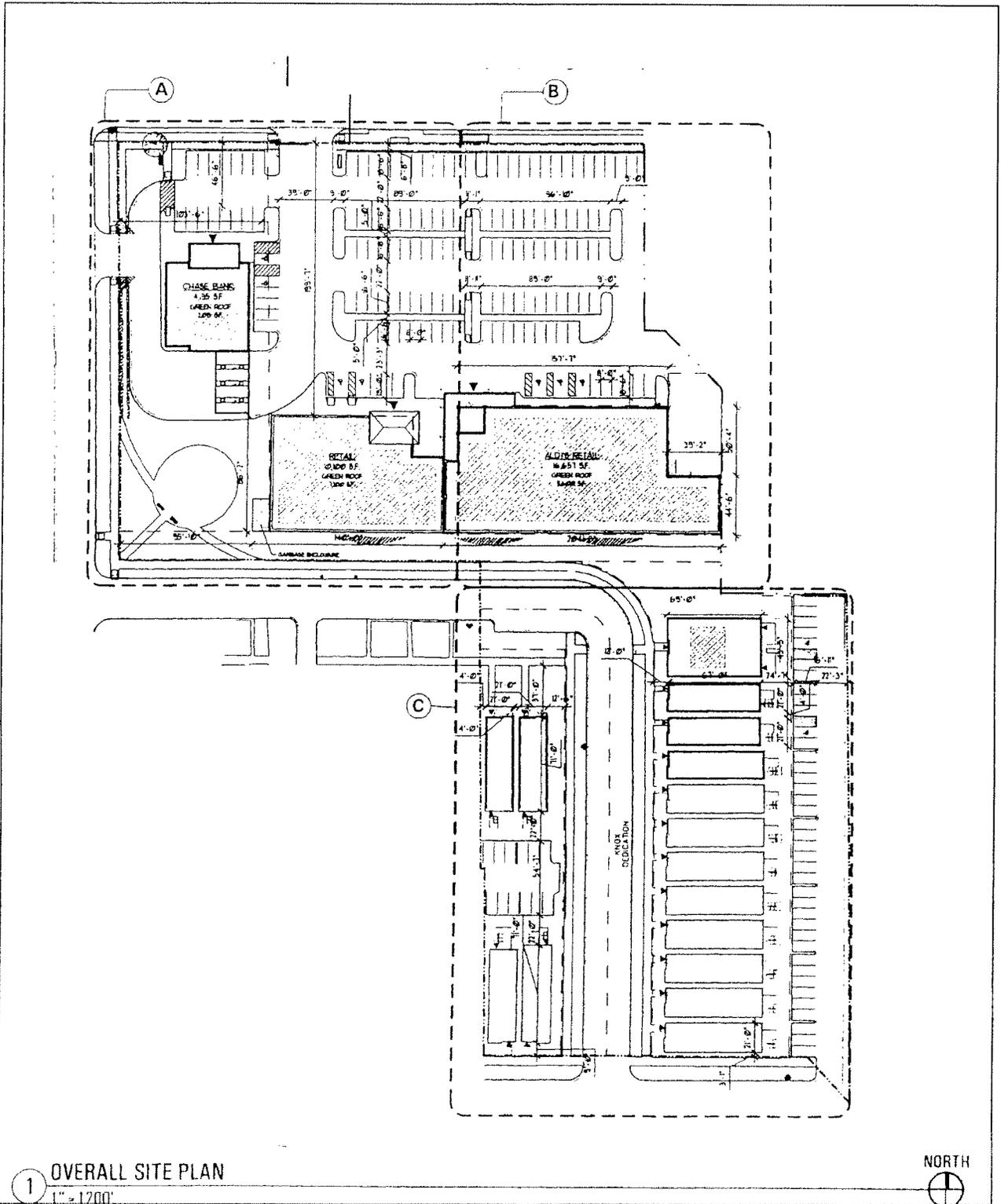
Existing Land-Use Map.



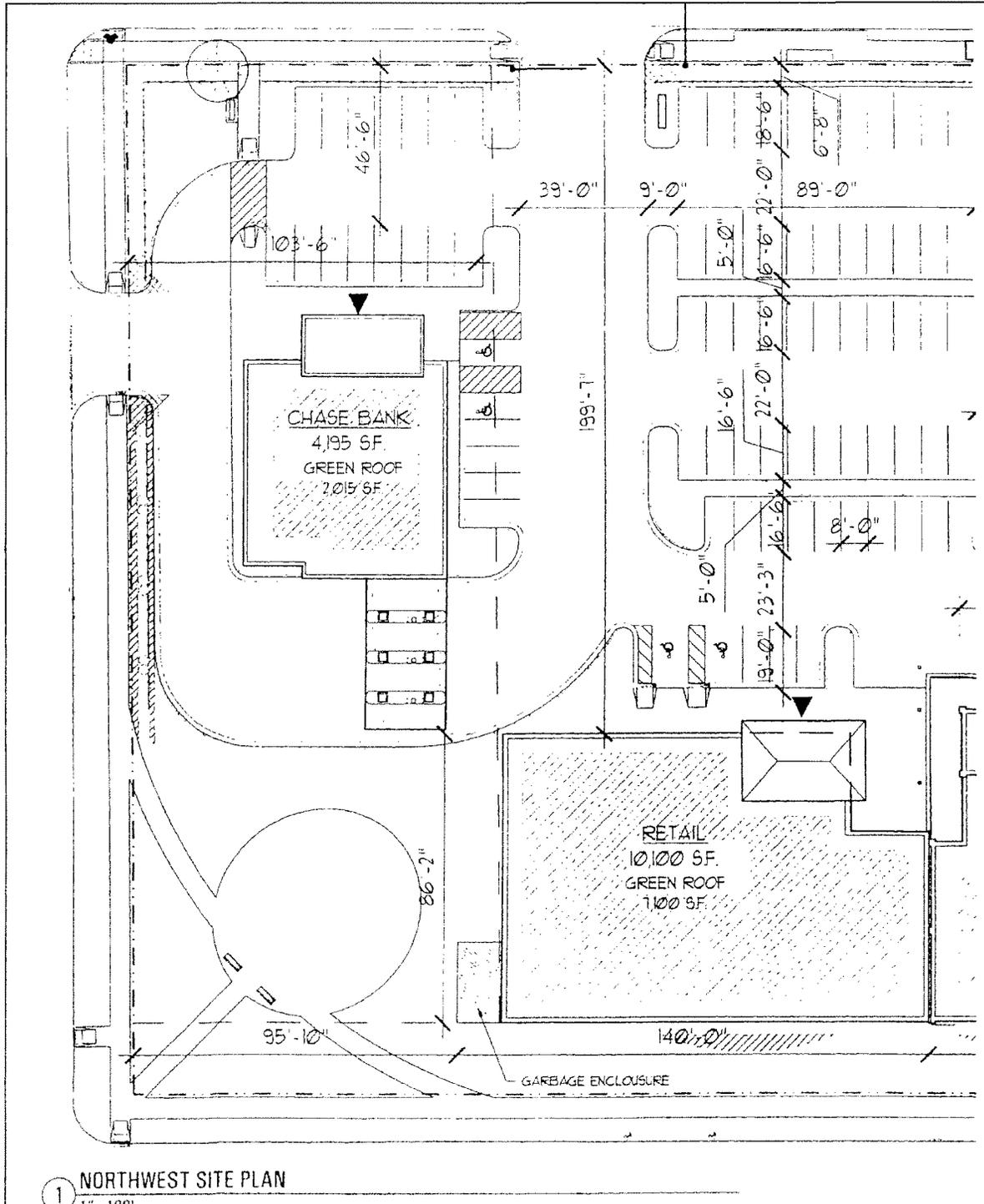
Planned Development Boundary, Property Line And Subarea Map.



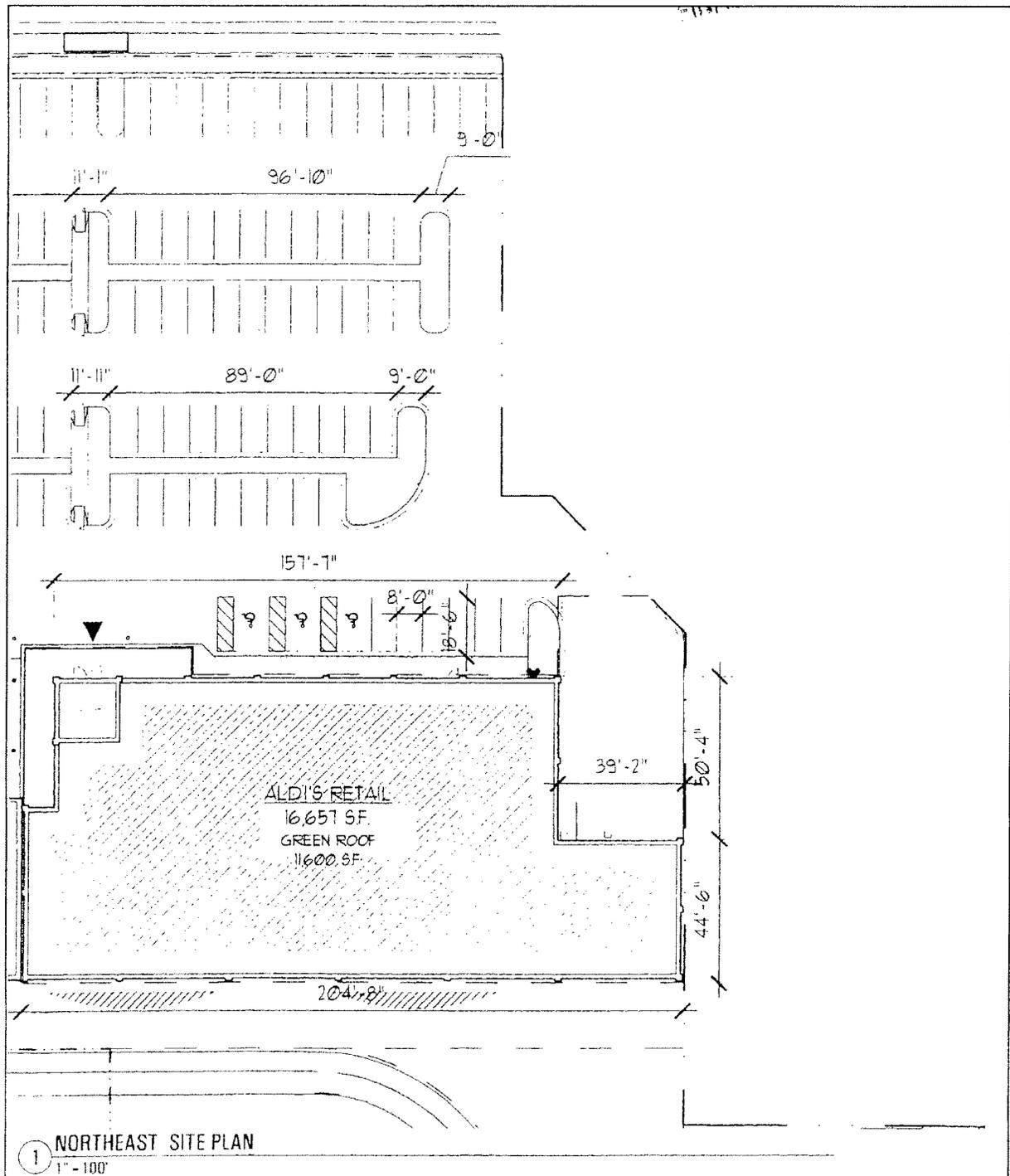
Overall Site Plan.



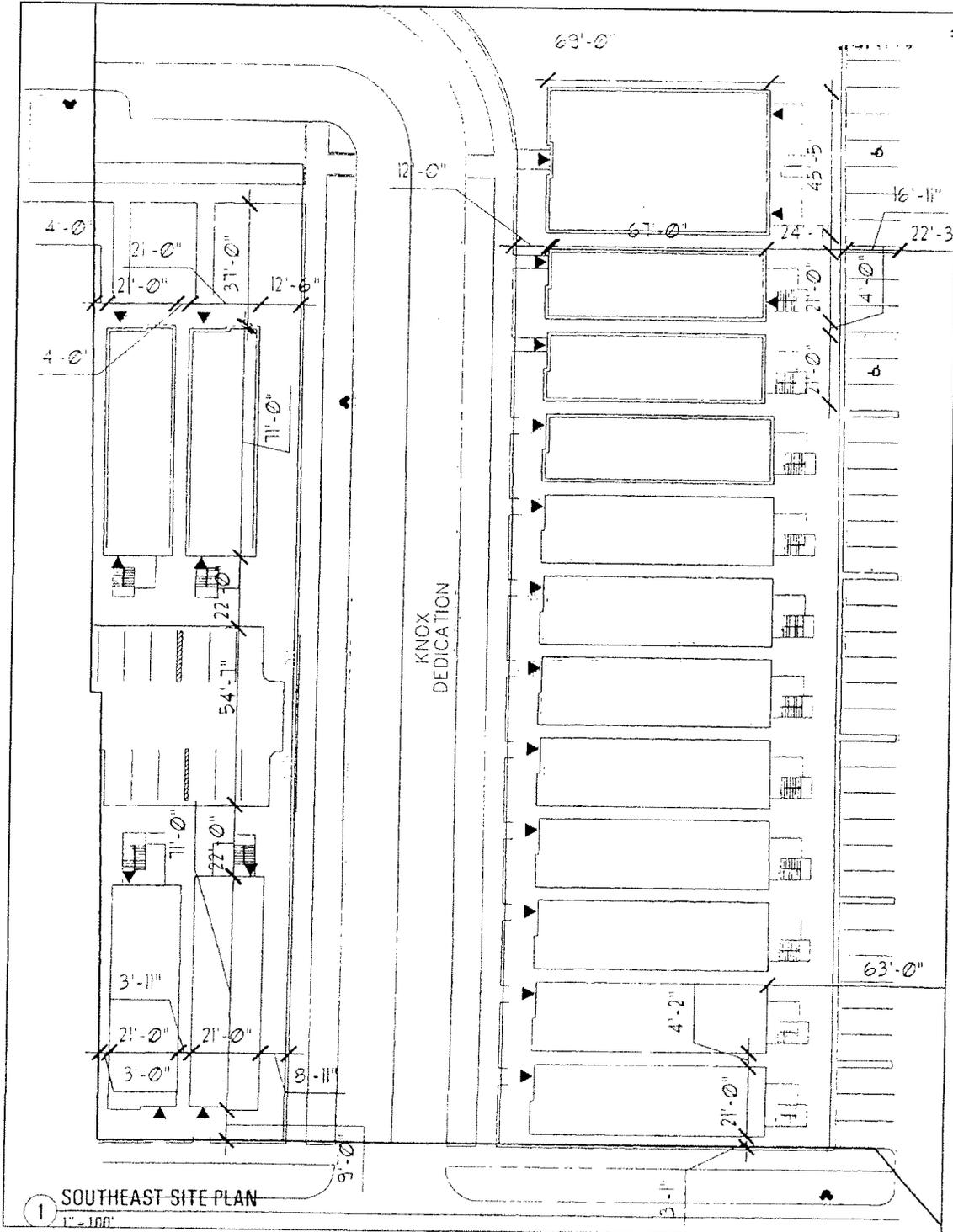
Northwest Site Plan.



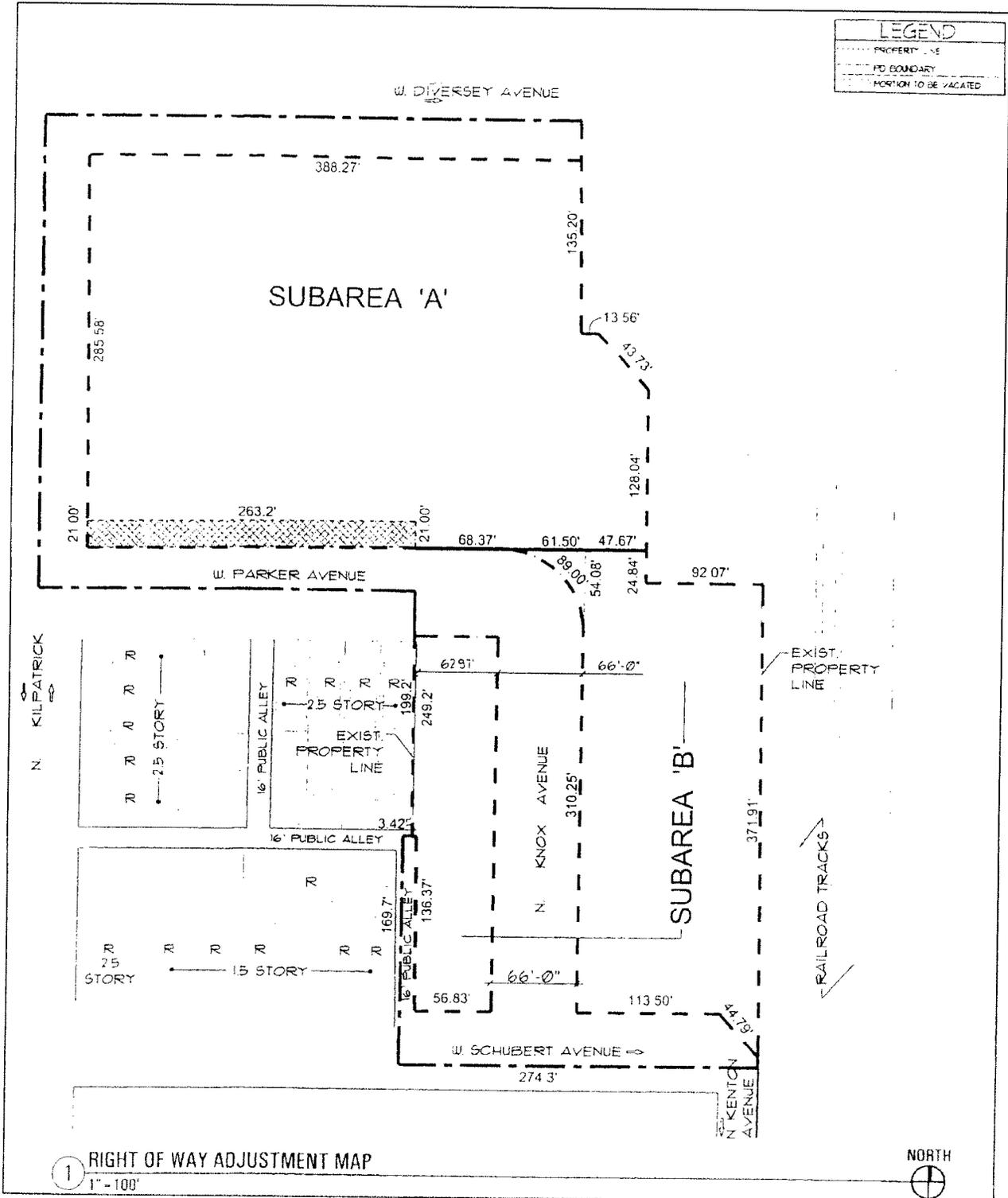
Northeast Site Plan.



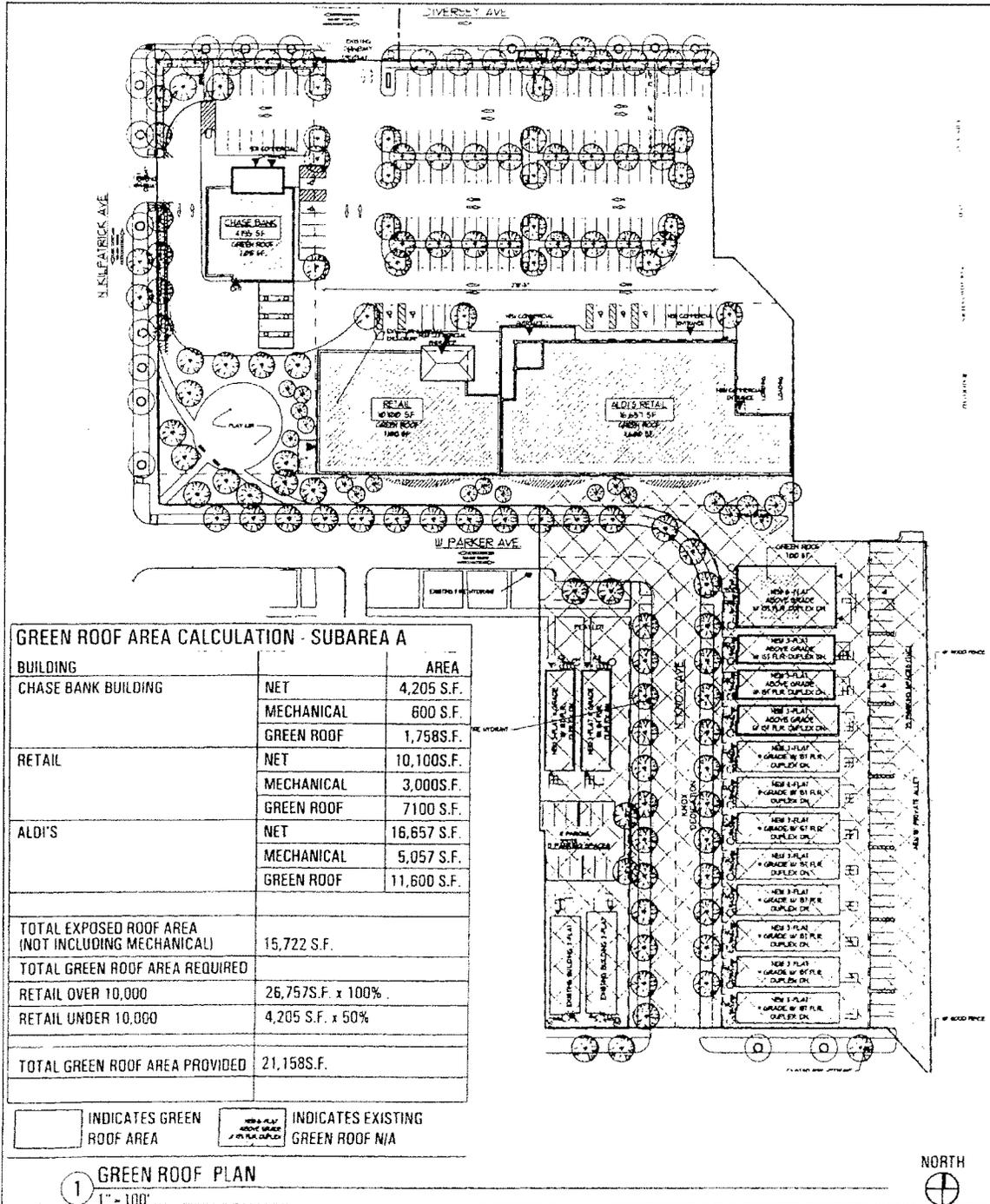
Southeast Site Plan.



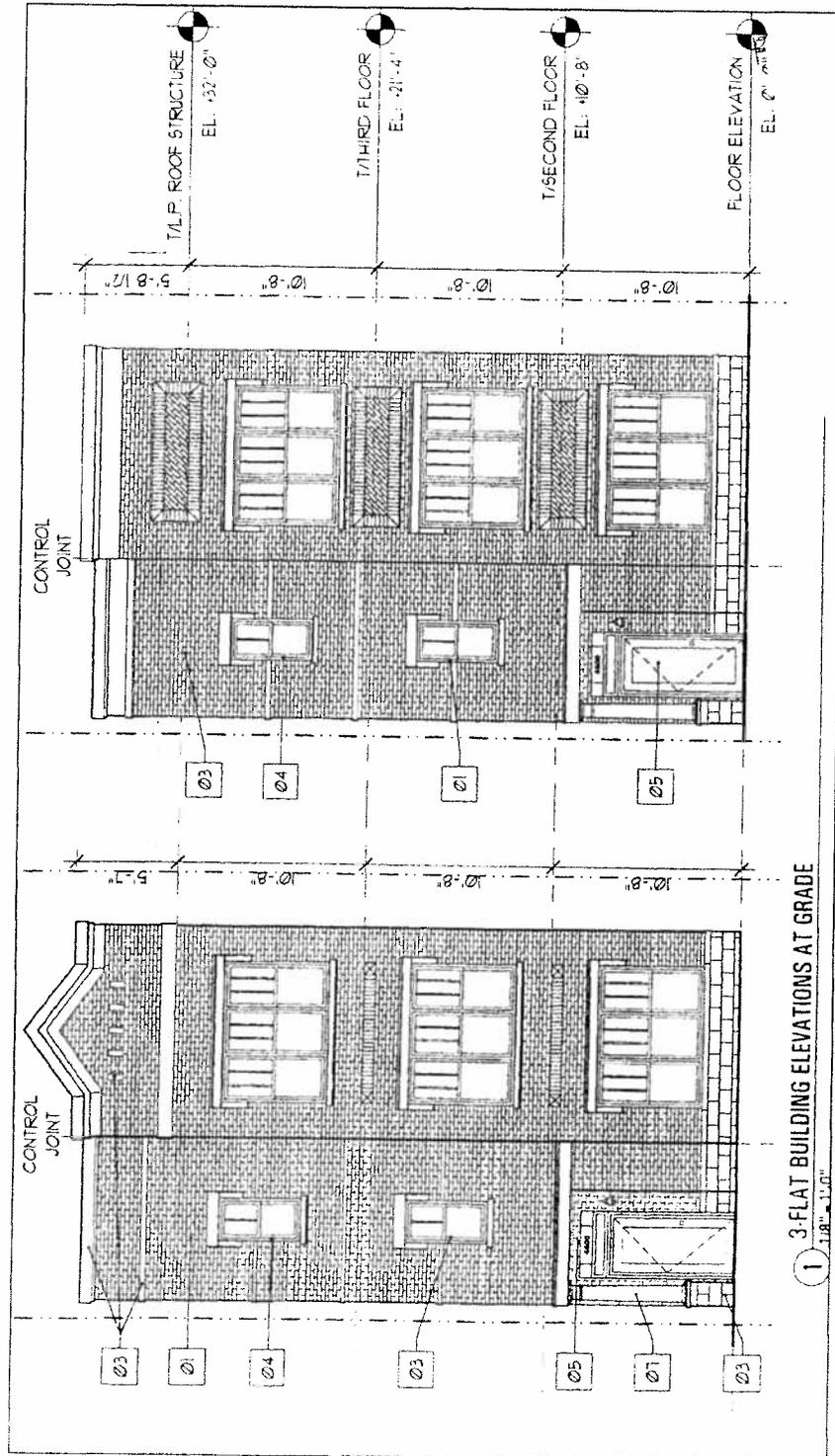
Right-Of-Way Adjustment Map.



Green Roof Plan.



3-Flat Building Elevations At Grade.



Typical 3-Flat Side Elevation At Grade.

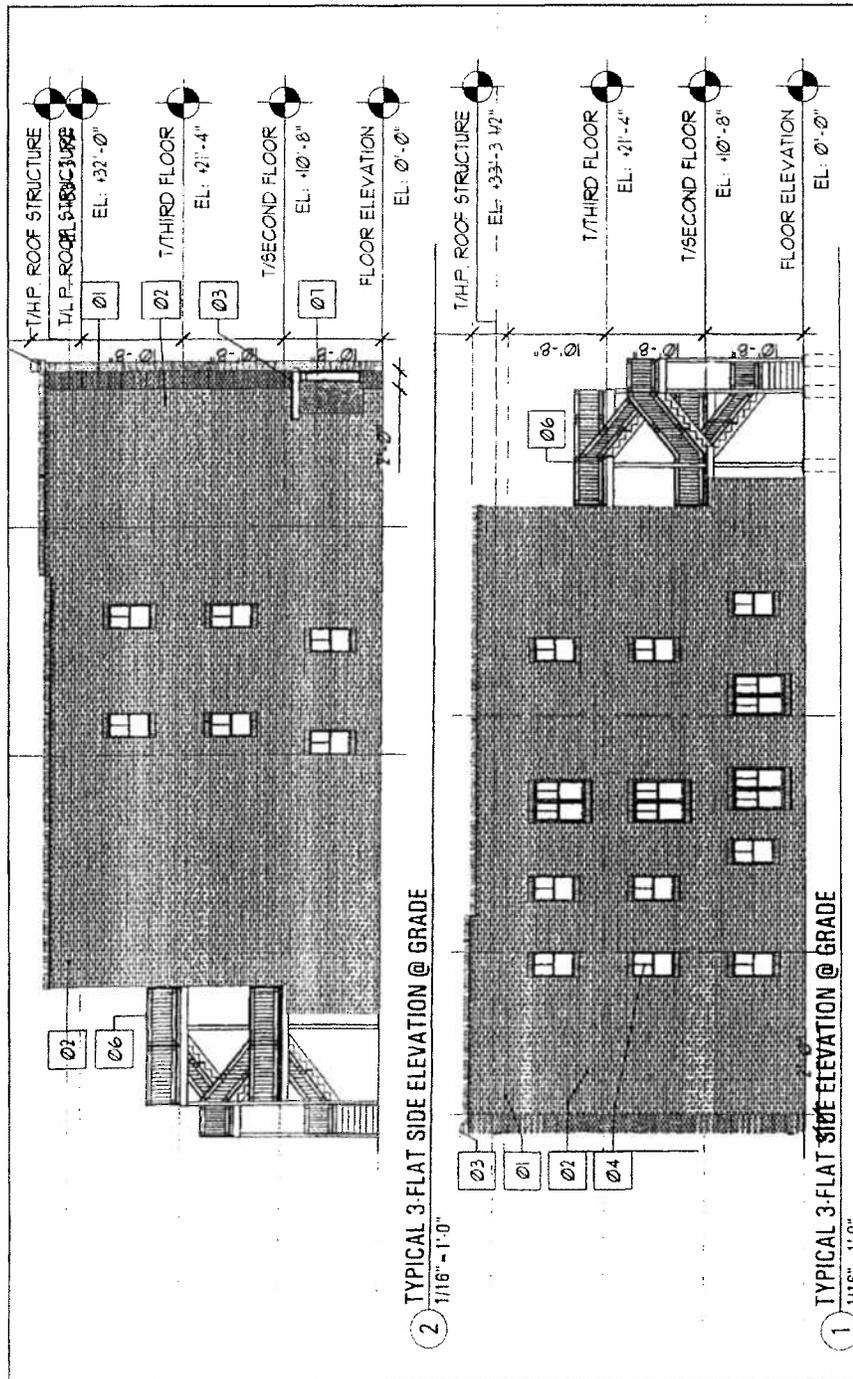
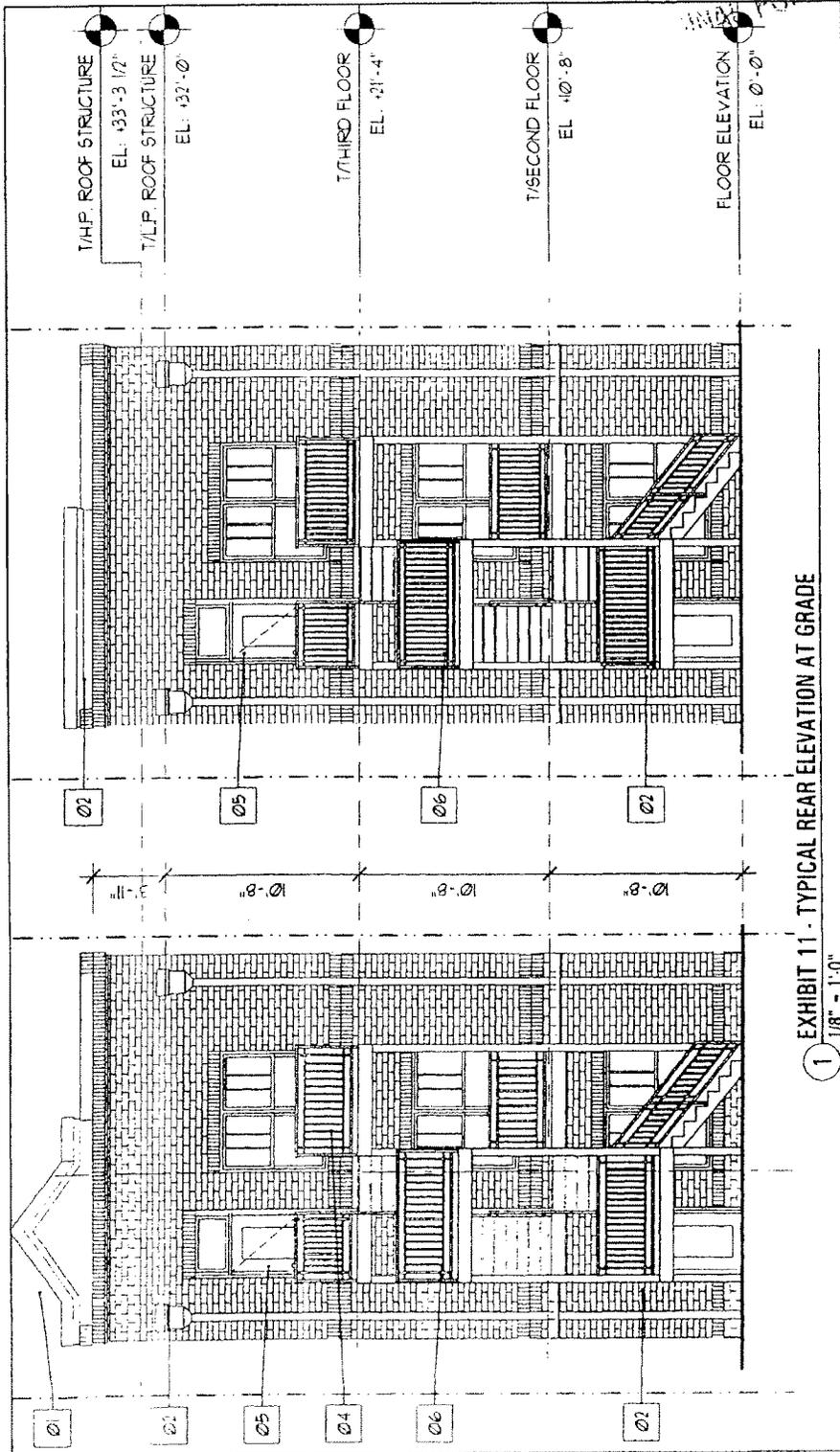
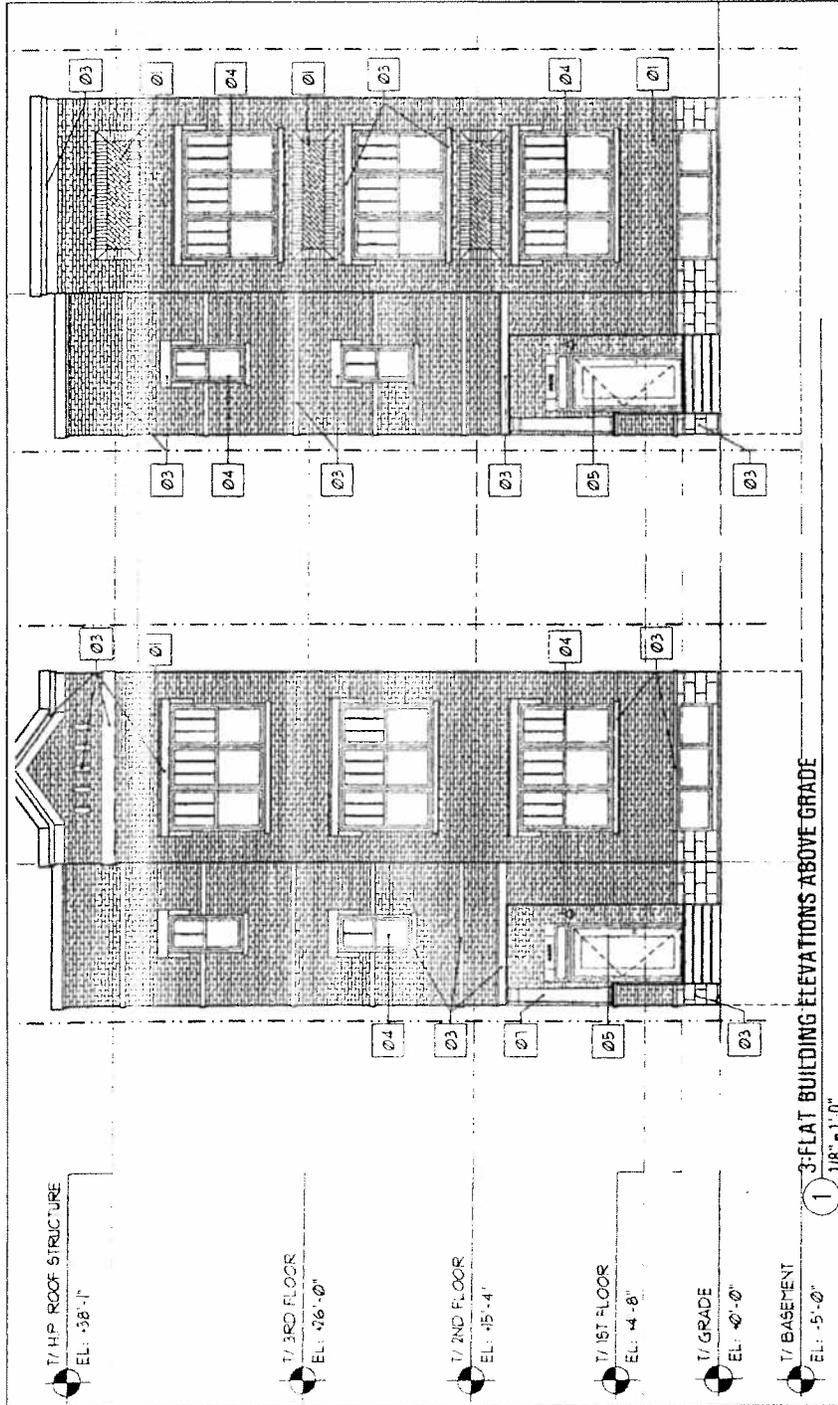


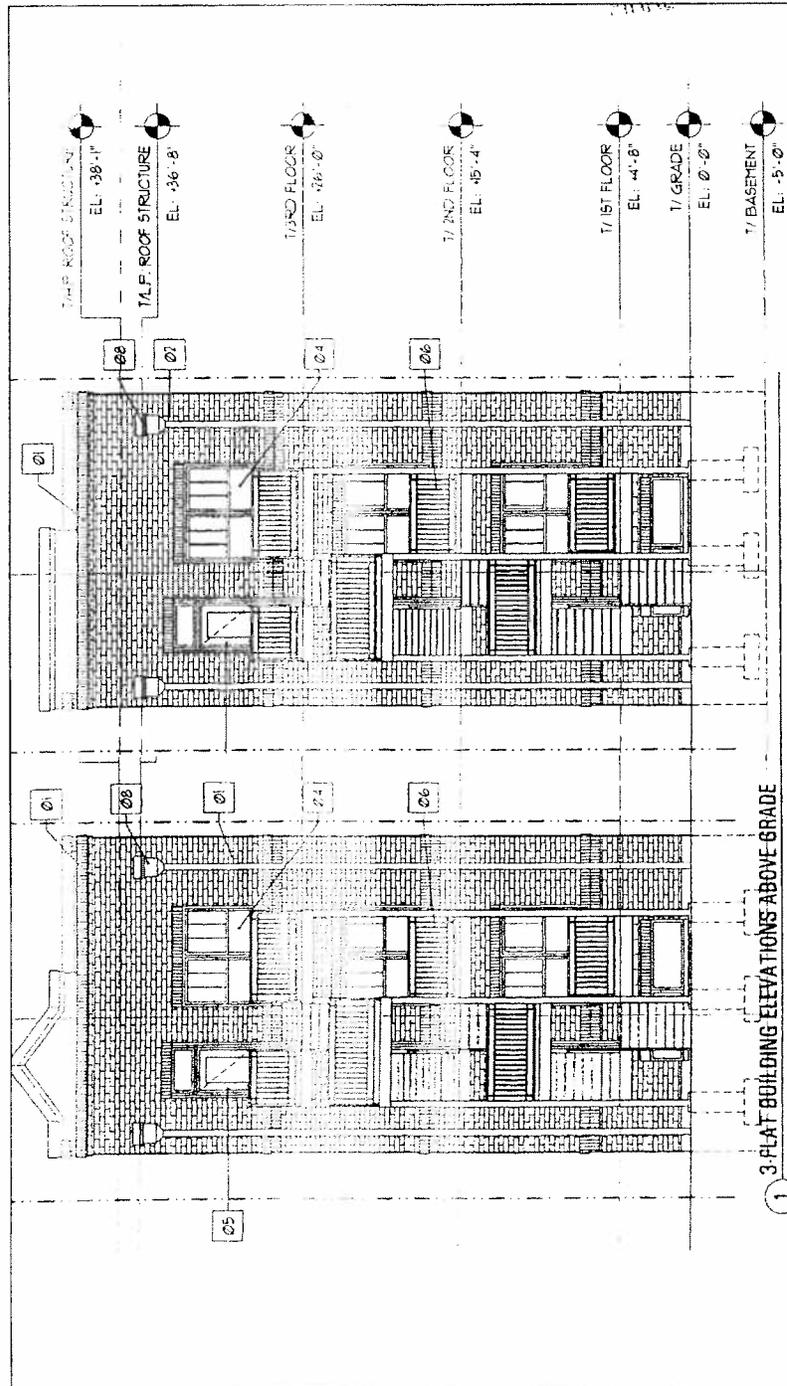
Exhibit 11 -- Typical Rear Elevation At Grade.



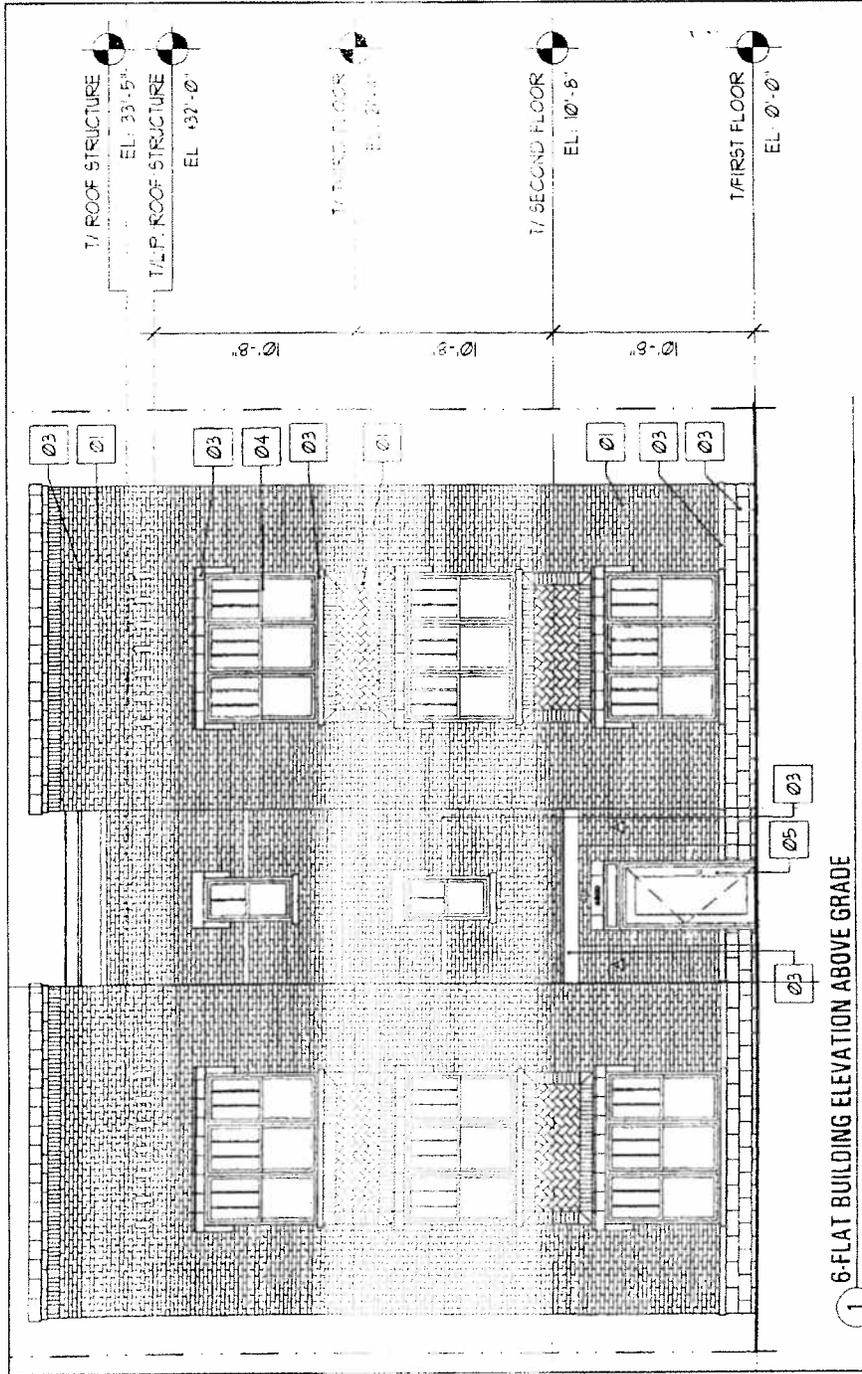
3-Flat Building Elevations Above Grade.
(Page 1 of 2)



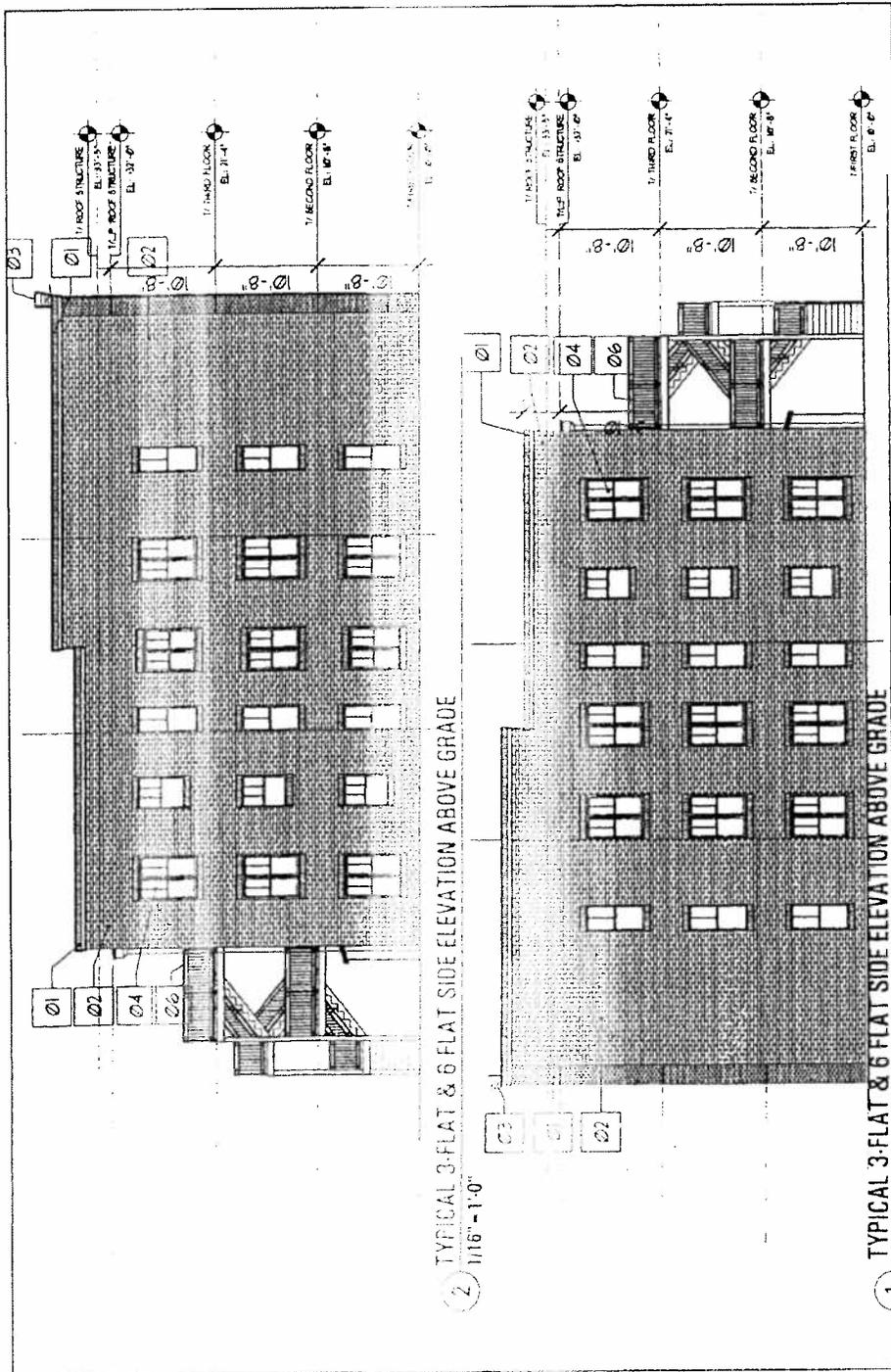
3-Flat Building Elevations Above Grade.
(Page 2 of 2)



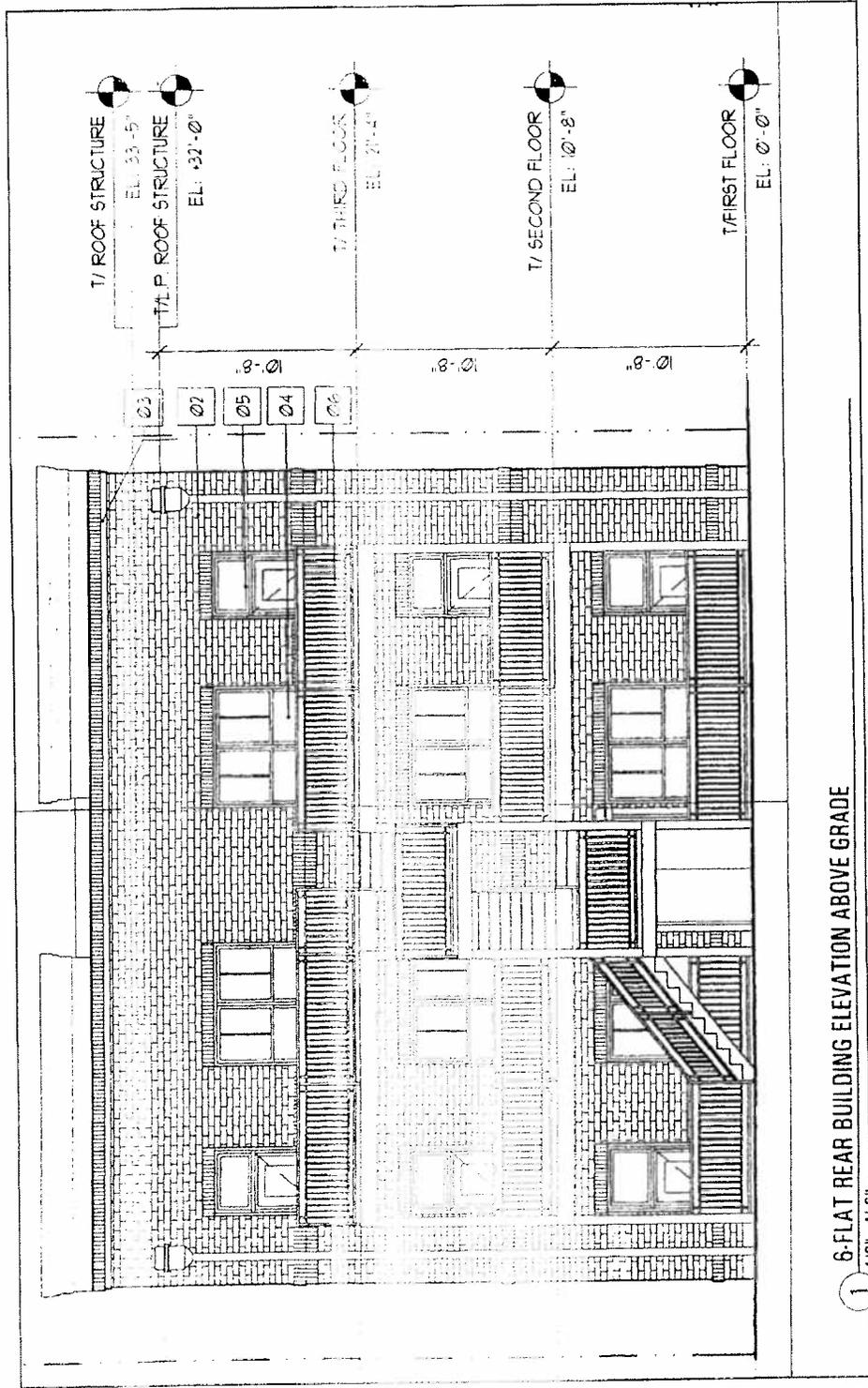
6-Flat Building Elevation Above Grade.



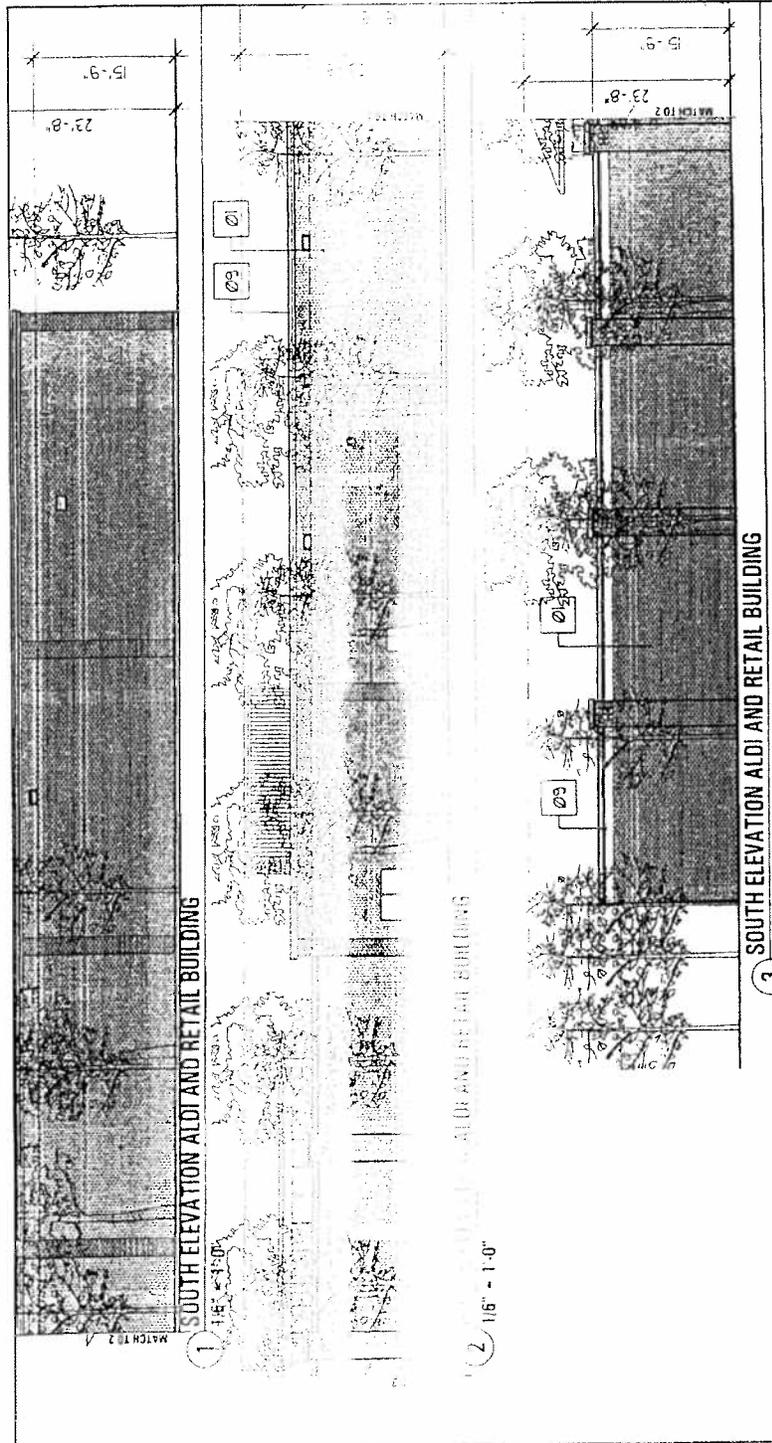
Typical 3-Flat And 6-Flat Side Elevation Above Grade.



6-Flat Rear Building Elevation Above Grade.



South Elevation Aldi And Retail Building.



East And West Elevations Aldi And Retail Building.

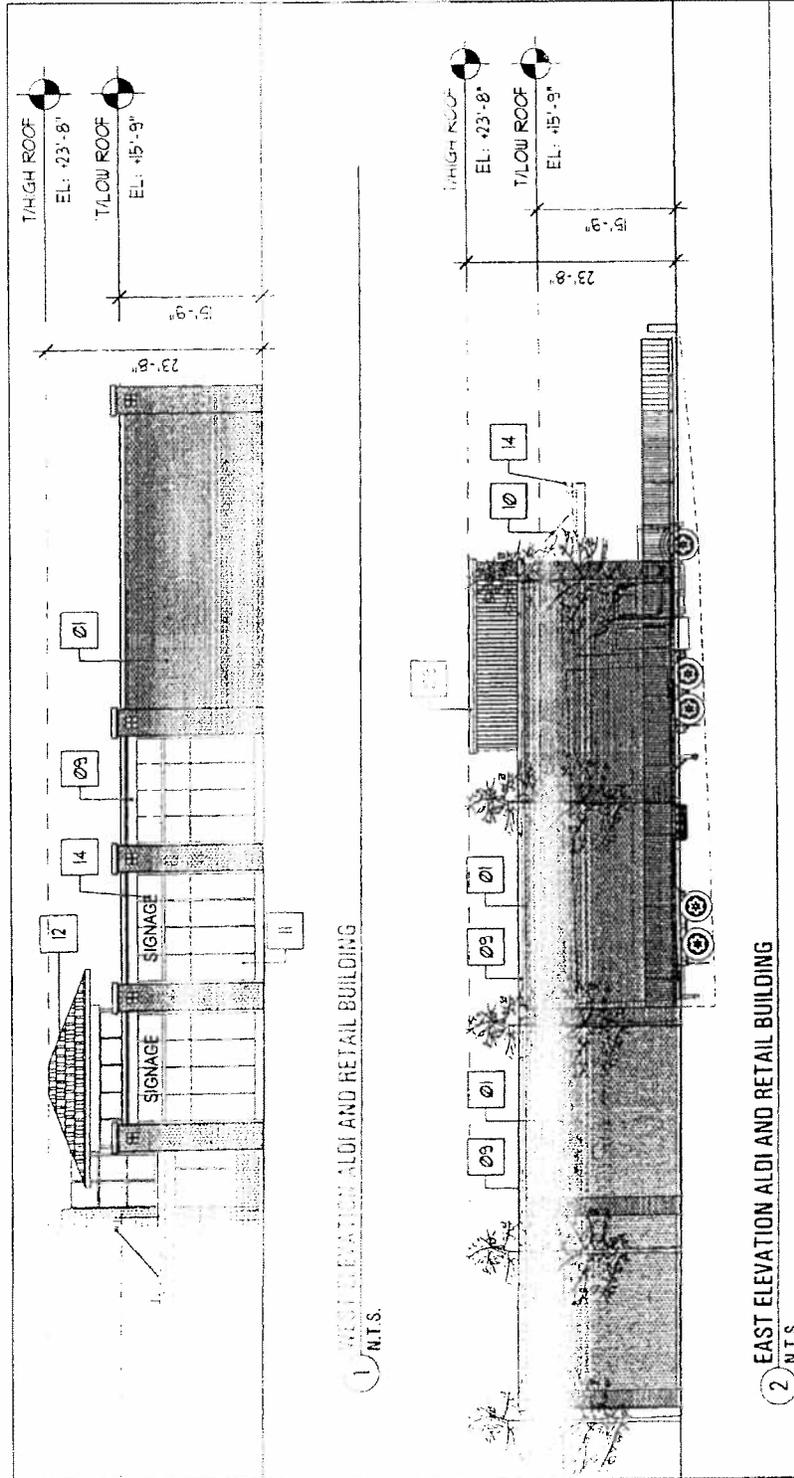


Exhibit 19 -- East And West Elevations -- Chase Building.

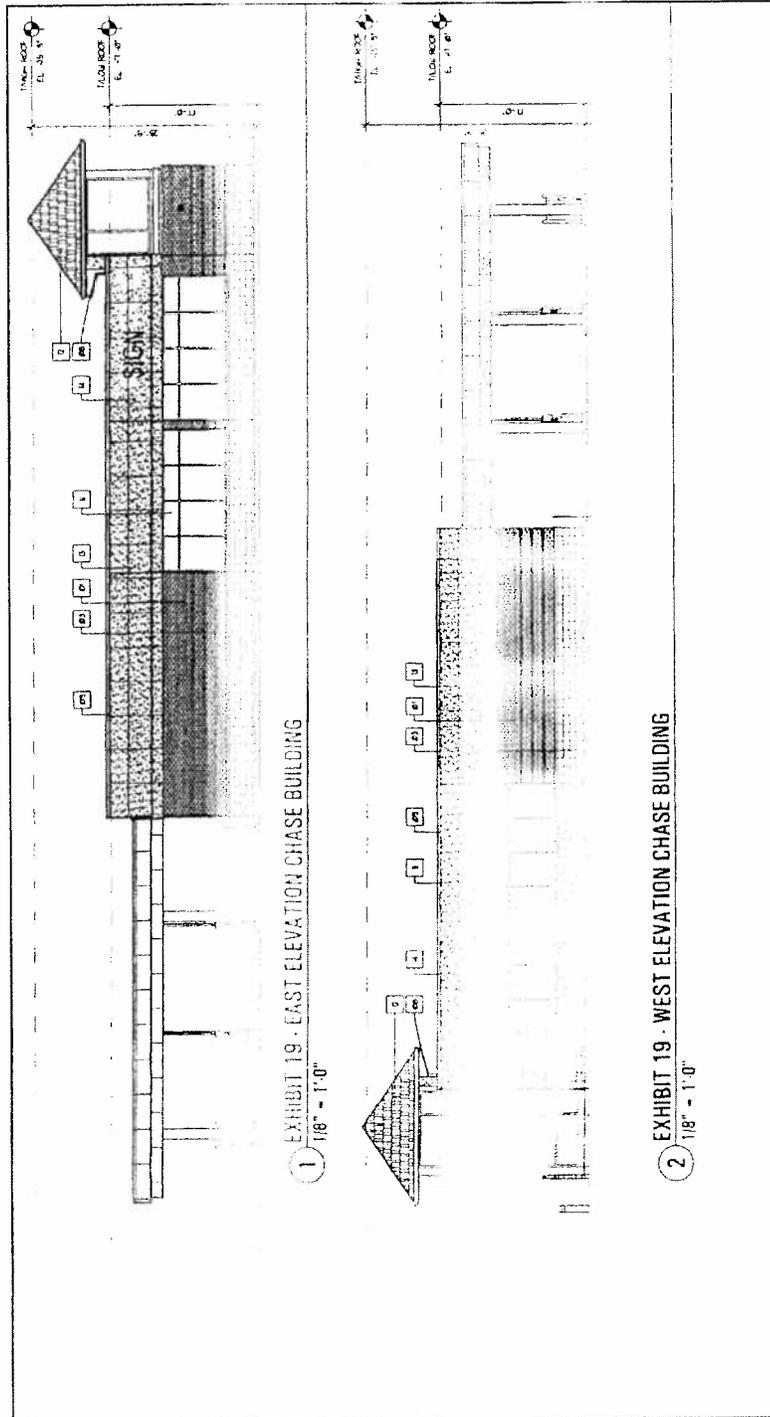
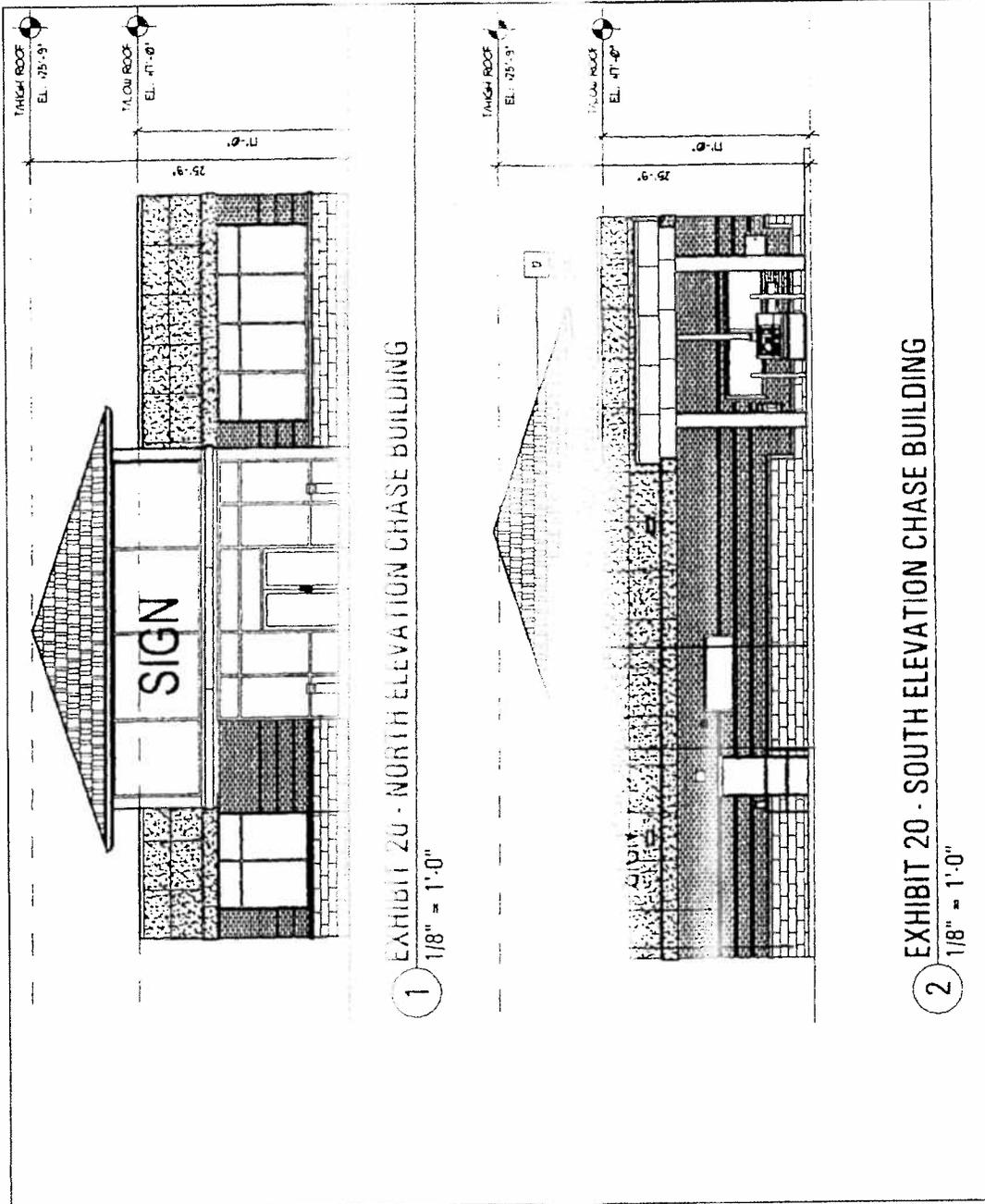
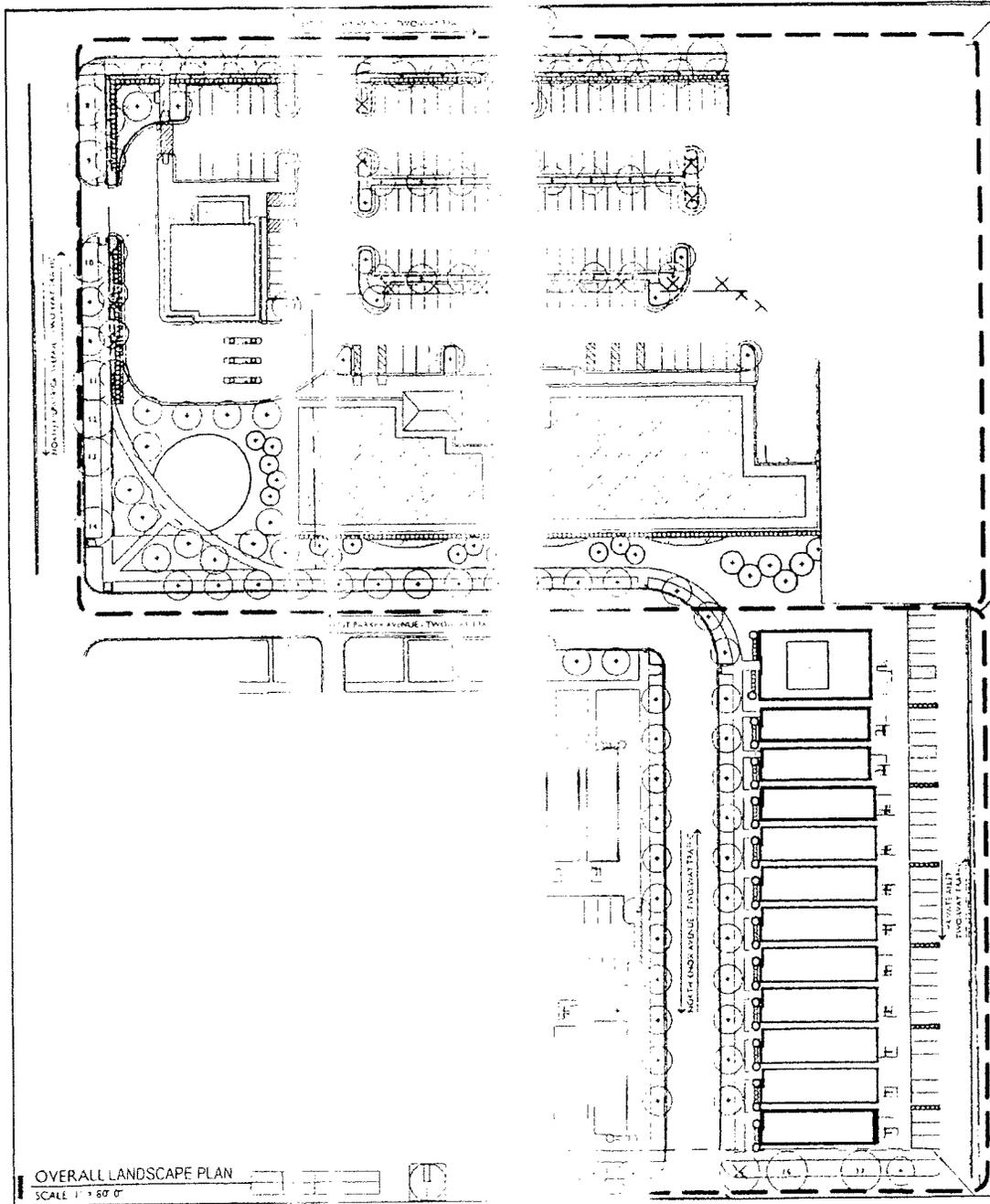


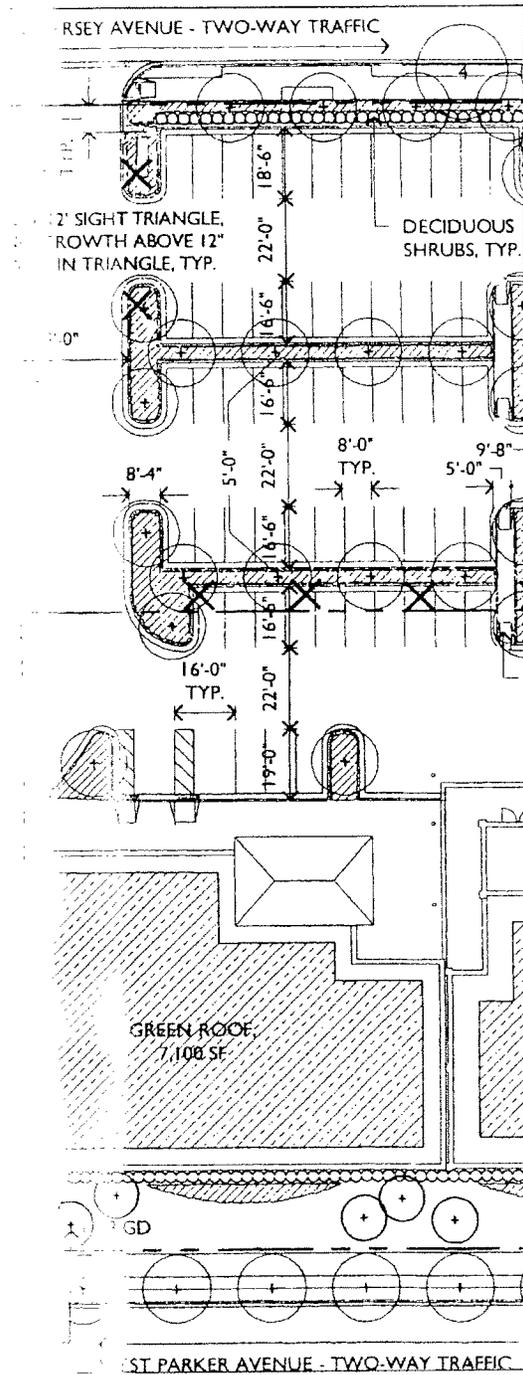
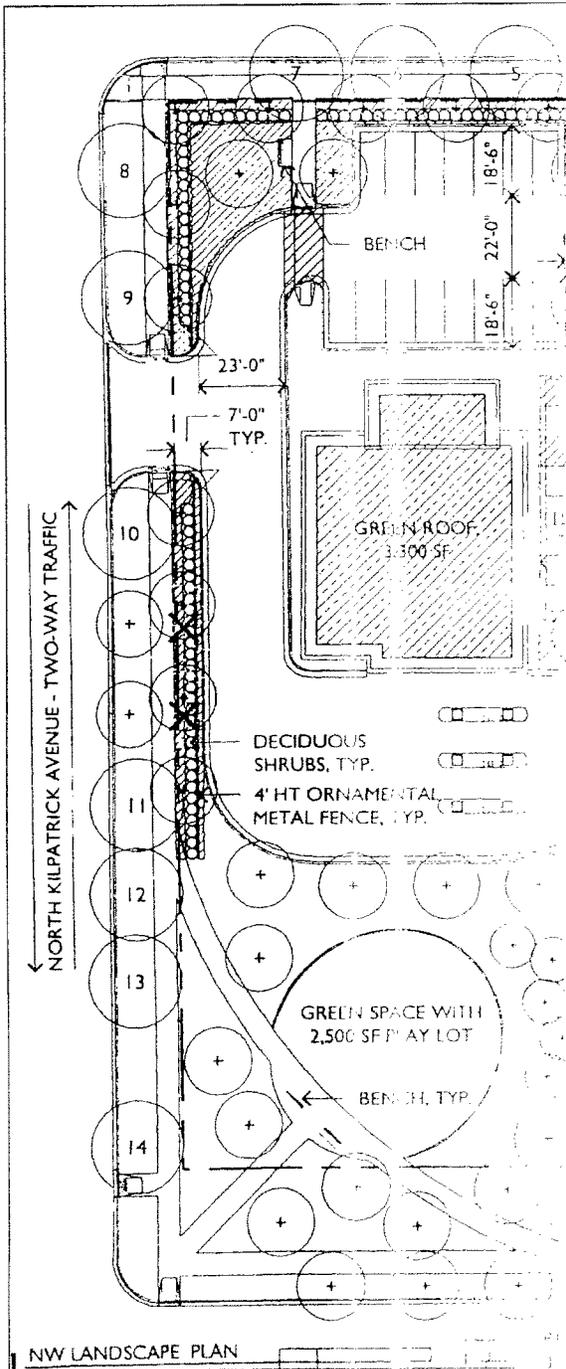
Exhibit 20 -- North And South Elevations -- Chase Building.



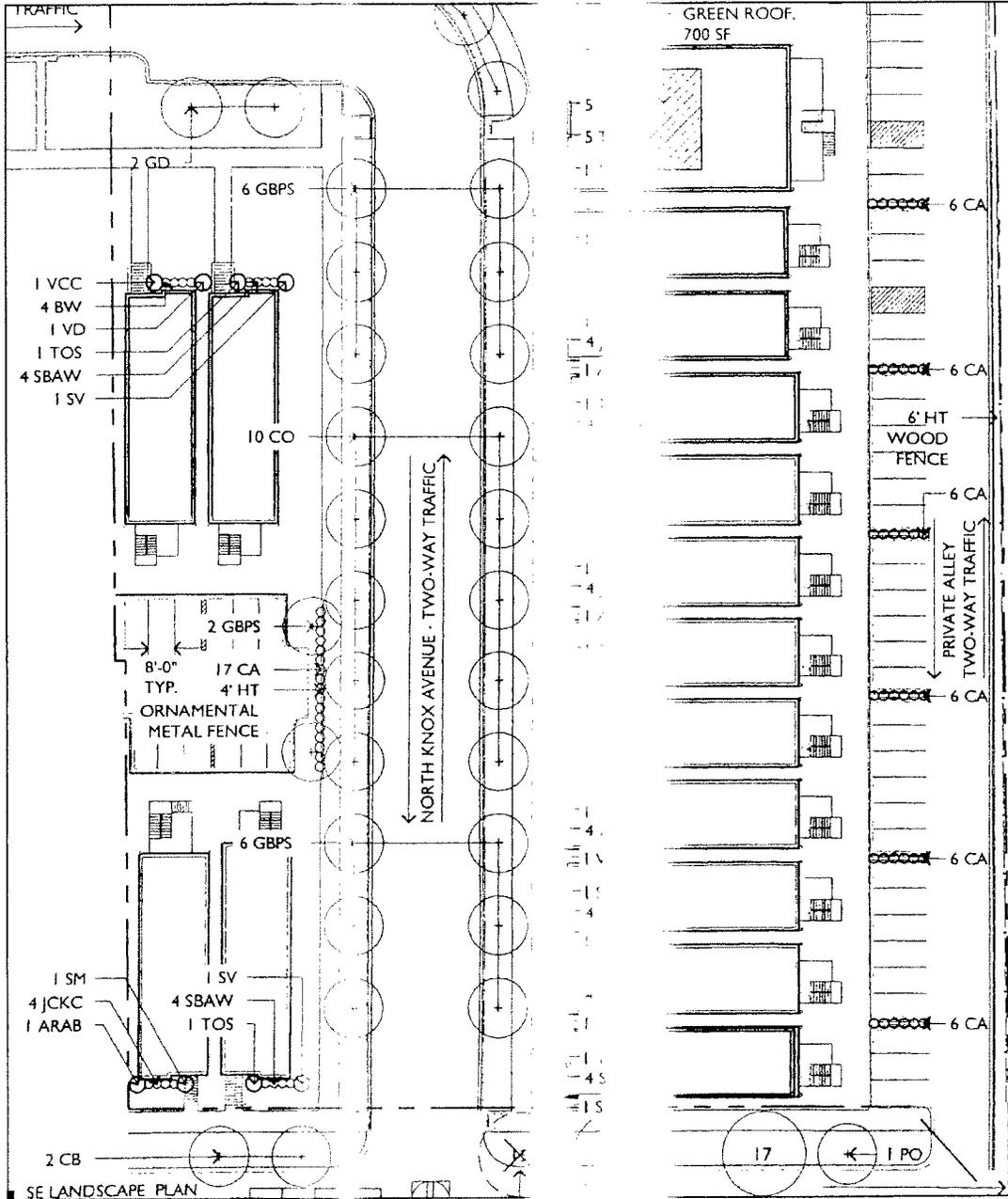
Overall Landscape Plan.



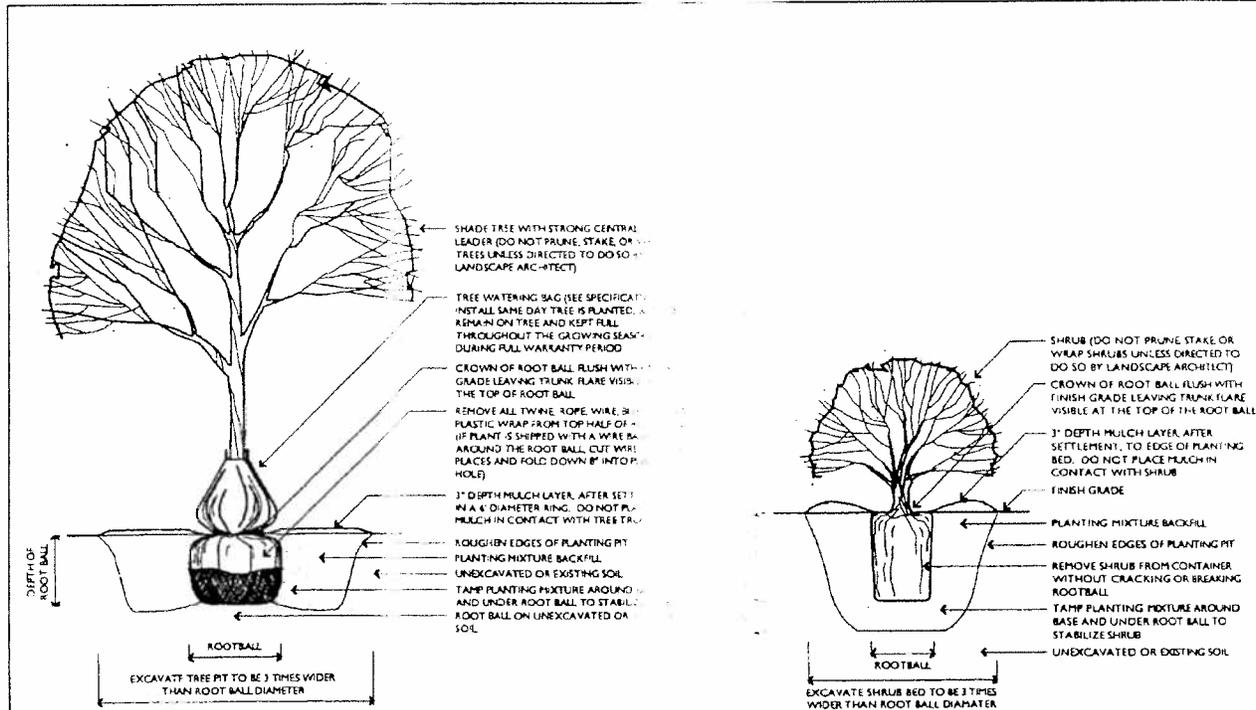
Northwest Landscape Plan.



Southeast Landscape Plan.



Deciduous Tree, Shrub Installation Detail And Plant Palette.



DECIDUOUS TREE INSTALLATION DETAIL

NOT TO SCALE

SHRUB INSTALLATION DETAIL

NOT TO SCALE

	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
SHADE TREES	ARAB	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CB	CARPINUS BETULUS	EUROPEAN HORNBURST	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CO	CELTIS OCCIDENTALS	COMMON HACKBERRY	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GBPS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLEAF	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	PO	PLATANUS OCCIDENTALS	AMERICAN PLATANUS	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	TAR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UCMG	ULMUS CARPINIFOLIA 'MORTON GLASSY'	TRIUMPH ELM	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UF	ULMUS X 'FRONTIER'	FRONTIER ELM	TBD	2 1/2"	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
SHRUBS	ARAB	ACER RUBRUM 'AUTUMN BLAZE'	DWARF BURNING MAPLE	TBD	30"	
	BW	BUXUS 'WINTERGREEN'	WINTERGREEN BOXWOOD	TBD	18"	
	CA	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	TBD	30"	
	JKC	JUNIPERUS CHINENSIS 'KALLAYS COMPACTA'	KALLAYS COMPACT JUNIPER	TBD	18"	
	RAE	RIBES ALPINUM 'EUROPA'	EUROPEAN ALPINE RIBES	TBD	24"	
	RPKO	ROSA X 'PINK KNOCK OUT'	PINK KNOCKOUT ROSE	TBD	24"	
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	TBD	24"	
	SBAW	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	TBD	18"	
	SM	SYRINGA MEYERI	DWARF LILAC	TBD	24"	
	SV	SYRINGA VULGARIS	COMMON LILAC	TBD	48"	
	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	TBD	24"	
	TOS	THUJA OCCIDENTALS 'SMARAGD'	EMERALD AMERICAN THUJA	TBD	48"	
	VCC	VIBURNUM CARLISII 'COMPACTUM'	COMPACT KOREAN VIBURNUM	TBD	30"	
	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	TBD	48"	



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

March 24, 2008

Ms. Jessica Marie Boudreau
Schain, Burney, Ross & Citron, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, Illinois 60601-0200

Re: Administrative Relief for Residential Planned Development No. 1079
4600 West Schubert Avenue

Dear Ms. Boudreau:

Please be advised that your request for a minor change to Residential Planned Development No. 1079 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you are requesting to revise the setbacks of the proposed residential buildings from the public right-of-ways of West Parker and West Schubert Avenues and the Planned Development boundaries. The proposed setbacks are within the allowances set forth in the Planned Development Ordinance and are shown on a revised Overall Site Plan, Sheet AO.1b, prepared by Hartshorne Plunkard Architects and dated December 27, 2007.

In addition, you are also requesting to substitute revised elevations which reflect a height of 32'-0" for the proposed 6-unit buildings and 3-unit buildings constructed at grade and a height of 36'-8" for the 3-unit buildings above grade. The proposed heights are within the maximum 38 feet allowed. The revised elevations, Exhibits 8 through 15, dated March 20, 2008, shall be inserted into the main file along with the above-referenced Overall Site Plan.

With regard to your request, the Department of Planning and Development has determined that these setback and height revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1079, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files



9/5/2007

REPORTS OF COMMITTEES

15933
7531

~~Reclassification Of Area Shown On Map Number 7-I
(Application Number 16317)~~

~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 7-I in the following area:~~

~~the alley next north of West Diversey Avenue; a line 50.0 feet east of North Campbell Avenue; West Diversey Avenue; and North Campbell Avenue,~~

~~to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

Reclassification Of Area Shown On Map Number 7-K
(As Amended)

(Application Number 15933) RPD 1079

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 7-K in the area bounded by:

starting at a point located 141.47 feet west of the east line of the 16 foot north/south public alley next west of North Kenton Avenue as extended north, and 149.80 feet north of the north line of West Parker Avenue; a line extending 273.56 feet from said point easterly along the south line of a private alley which is the extension of the east/west public alley next north of and parallel to West Parker Avenue, extending southeasterly in an arc of 184.55 feet to a point which is located on the north line of West Parker Avenue as extended east and is 233.87 feet east of the east line of the north/south public alley next west of North Kenton Avenue as extended north; thence a line running 2.3 feet east along what would be the north line of West Parker Avenue as extended, to a point located 236.41 feet east of the east line of the north/south public alley next west of North Kenton Avenue as extended; thence a line running south for

a distance of 82.0 feet to a point which is located 82.0 feet south of the north line of West Parker Avenue as extended and 236.41 feet east of the east line of the north/south 16 foot public alley next west of North Kenton Avenue as extended; thence a line running east 30.0 feet and parallel to the north line of West Parker Avenue as extended; thence a line running south for a distance of 336.40 feet along the right-of-way of the Chicago & Northwestern Railroad Company terminating at a point 33.0 feet south of the north line of West Schubert Avenue; thence a line running northwest 44.79 feet to a point on the north line of West Schubert Avenue, said point being located 236.41 feet east of the east line of the 16 foot north/south public alley next west of North Kenton Avenue; the north line of West Schubert Avenue running west for a distance of 236.41 feet to the east line of the 16 foot north/south public alley next west of North Kenton Avenue; the east line of the 16 foot north/south public alley next west of North Kenton Avenue running north for a distance of 136.17 feet to the north line of the 16 foot east/west public alley next north of West Schubert Avenue; thence a line running west along the north line of the 16 foot east/west public alley next north of West Schubert Avenue for a distance of 3.42 feet; thence a line 3.42 feet west of the east line of the 16 foot north/south public alley next west of North Kenton Avenue as extended, said line running north for 249.17 feet to the north line of West Parker Avenue; thence the north line of West Parker Avenue running west for a distance of 138.05 feet; thence a line running north and perpendicular to the north line of West Parker Avenue running north for 149.80 feet to the point of beginning.

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications in the area described above to those of a Residential Planned Development District and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

RT3.5/Residential Planned Development Number 1079.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1079 ("Planned Development"), consists of a net site area of

approximately one hundred twenty-seven thousand two hundred sixty-six (127,266) square feet of real property, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned or controlled by 4600 Schubert, L.L.C. ("Applicant") for purposes of this Planned Development.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. This Planned Development requires a vacation of a portion of West Parker Avenue and a public dedication of North Knox Avenue, as depicted on the Right-of-Way Adjustment Map, dated July 20, 2007, prepared by Hartshorne + Plunkard Architecture. Applicant has filed all appropriate applications to vacate and dedicate the streets and will pursue approval by the City Council. Applicant understands that any additional dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council. The Applicant shall record all plats of vacation, dedication and/or subdivision associated with this project prior to the issuance of the first certificate of occupancy.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. No amendment may be sought without written

approval by the homeowners association unless the right to do so has been retained by applicant and its successors in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligation therein.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; and Building Elevations: 3-Flat (Front) at grade, 3-Flat (Sides) at grade, 3-Flat (Rear) at grade, 3-Flat (Front) above grade (Type 1 and Type 2), 6-Flat (Front) above grade, 3-Flat and 6-Flat (Sides) above grade, 6-Flat (Rear) above grade, and 3-Flat (Rear) above grade, dated July 20, 2007 prepared by Hartshorne + Plunkard Architecture, which are all incorporated herein. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the areas delineated herein: multi-family dwelling Units; accessory parking; accessory uses; park and recreation temporary sales centers as further set forth herein; and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Departments of Transportation and Planning and Development. In addition to parking areas owned by individual buildings, the Planned Development proposes one (1) parking lot and will construct such in accordance with accessible parking requirements.

Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.

8. In addition to the maximum height of any building or any appurtenance attached thereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the Property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed, and maintained in substantial conformance with the Site Plan, Landscape Plan, and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

The Site Plan and the Landscape Plan indicate two (2) common open spaces of approximately six thousand (6,000) square feet and one thousand eight hundred twenty (1,820) square feet, respectively, located at the intersection of West Parker Avenue and North Knox Avenue. Before issuance of a Part II letter for the thirty-first (31st) residential unit, the Applicant shall have submitted a detailed Open Space Landscape Plan for both open spaces to the Department of Planning and Development for the Department's review and approval and have received said approval. Before issuance of a Part II letter for the sixty-first (61st) residential unit, the Applicant shall have constructed all improvements to both open spaces as indicated on the approved detailed Open Space Landscape Plan.

11. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, prior to submitting an application for a building permit the Applicant shall obtain preliminary approval from the Mayor's Office for People with Disabilities ("M.O.P.D."); and shall further, after submittal for the building permit has been made, shall submit plans for all buildings and improvements on the property for final review and approval to M.O.P.D. to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
12. The Applicant may request permission and apply for a permit for a temporary sales center, trailer or pavilion. The maximum size of any individual sales center, trailer or pavilion shall not exceed three thousand five hundred (3,500) square feet. There will be no connection to public utilities which would allow kitchen or bathroom use. The F.A.R. for the Planned Development may be temporarily increased over the total allowable F.A.R. as set forth in the Bulk Table, so as to allow for a Part II to issue for a temporary sales trailer or pavilion and for a Part II to be approved for a building to be constructed in accordance with this Planned Development. The time during which the temporary sales trailer or pavilion may remain on site will be part of the Part II approval for the temporary sales trailer or pavilion.
13. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner, which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. Copies of these standards may be

obtained from the Department of Planning and Development. The Applicant shall install a vegetated ("green") roof on one (1) of the 6-Flat buildings, covering one hundred percent (100%) of the building's net roof area. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.

15. Unless substantial construction has commenced within the Planned Development within six (6) years of the date of passage of the Planned Development, the zoning of that Property shall revert to the RS3 Residential Single-Unit (Detached House) District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Exhibit 2 -- Existing Zoning Map; Exhibit 3 -- Existing Land-Use Map; Exhibit 4 -- Planned Development Boundary and Property Line Map; Exhibit 5 -- Site Plan; Exhibit 6 -- Landscape Plan; Exhibit 7 -- Right-of-Way Adjustment Map; and Exhibits 8 through 13 -- Building Elevations referred to in these Plan of Development Statements printed on pages 7539 through 7550 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Planned Development Number 107A.

Bulk Regulations And Data Table.

Gross Site Area:	170,879 square feet
Net Site Area:	127,266 square feet
Area to be Dedicated:	27,598 square feet

Area to be Vacated:	2,881 square feet
Maximum Floor Area Ratio:	1.05
	Note: Individual lots may exceed this F.A.R. so long as the total F.A.R. for the Site does not.
Permitted Uses:	Multi-family dwelling units, accessory parking, accessory uses, park and recreation uses, temporary sales centers as further set forth in Statement Number 12, and related uses.
Maximum Number of Residential Units:	90
Maximum Site Coverage:	Per Site Plan
Number of Accessory Off-Street Parking Spaces:	110
	Note: In the event that fewer than 90 residential units are constructed, the number of parking spaces may be reduced as well.
Minimum Number of Off-Street Loading Docks:	0
Bicycle Parking:	1 per 2 parking spaces for buildings containing eight or more dwelling units. None required for any building containing less than eight dwelling units.
Building Setbacks:	
West Schubert Avenue:	3 feet -- 9 feet
West Property Lines:	0 feet -- 18 feet
North Property Line:	74 feet
East Property Line:	0 feet -- 56 feet
Building Height:	38 feet

Exhibit 2.

Existing Zoning Map.

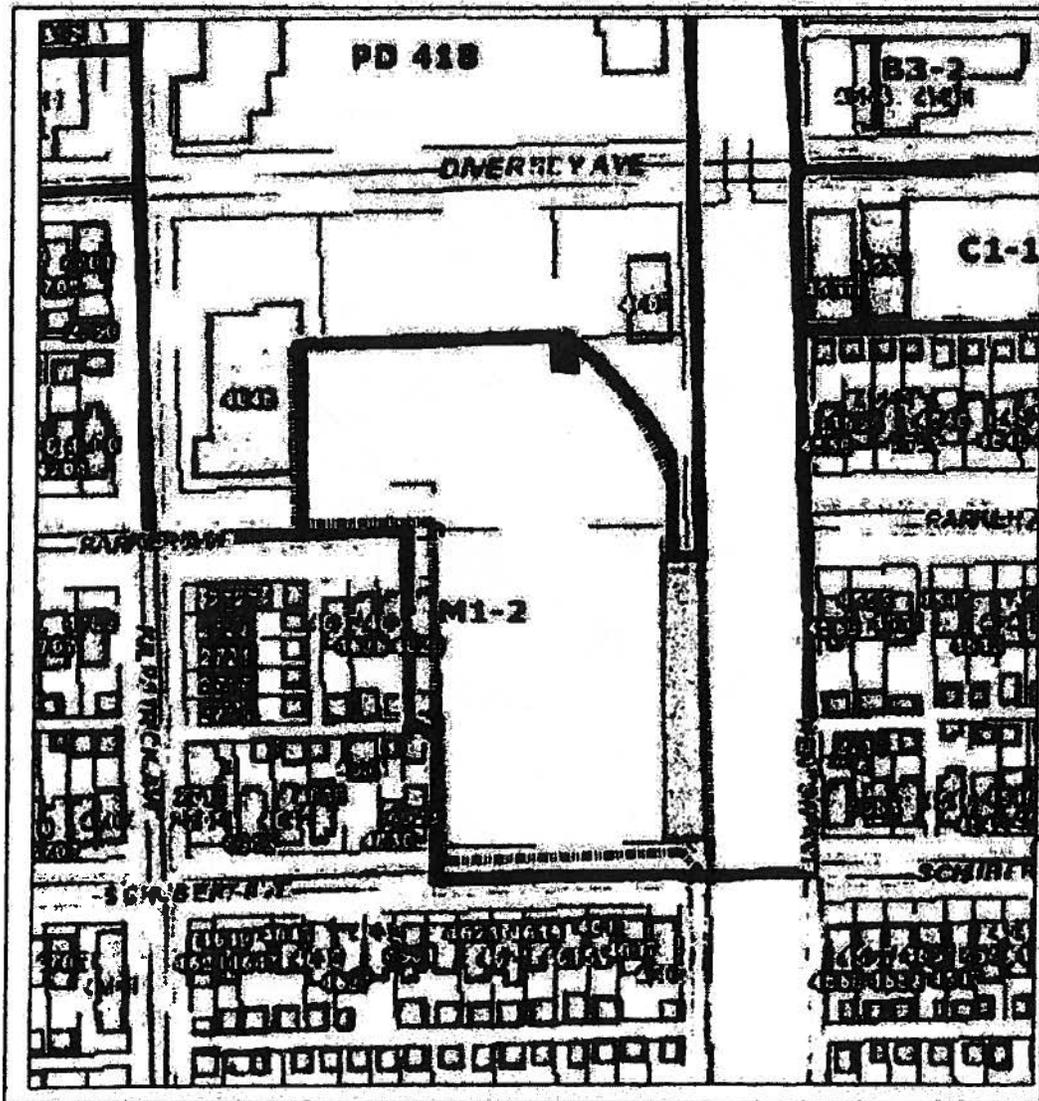


Exhibit 3.
Existing Land-Use.

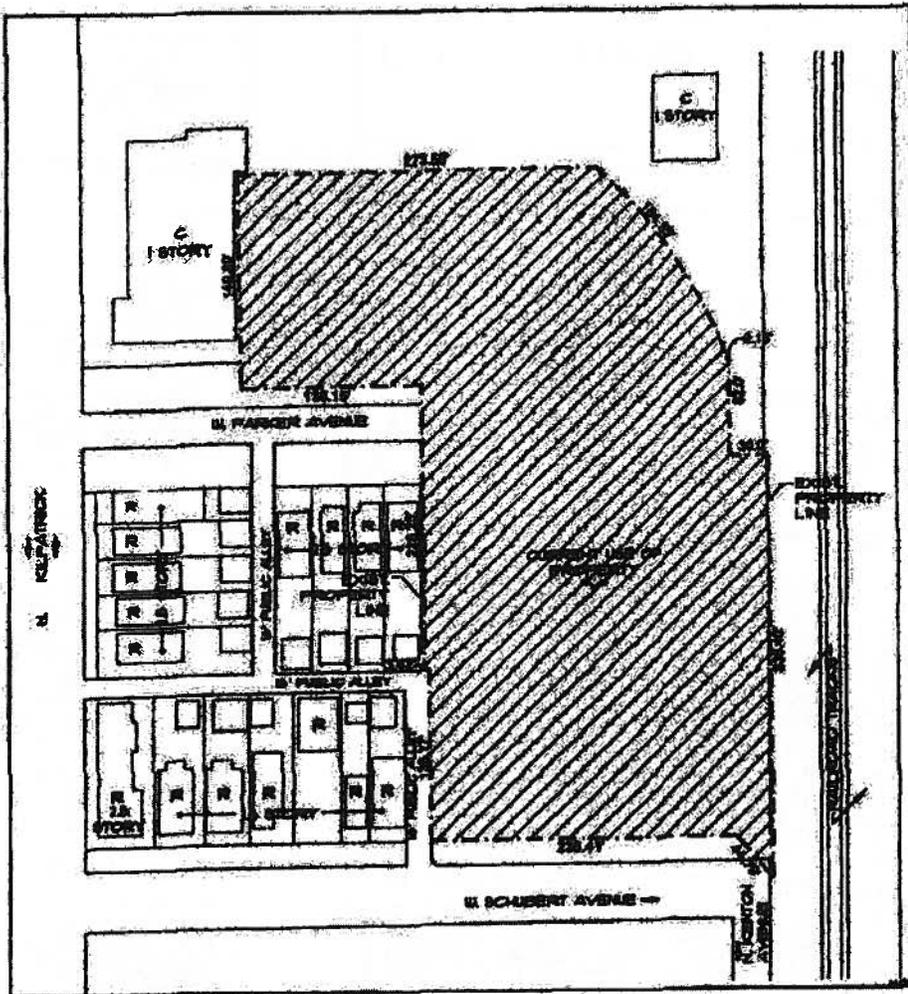


Exhibit 4.

Planned Development Boundary
And Property Line Map.

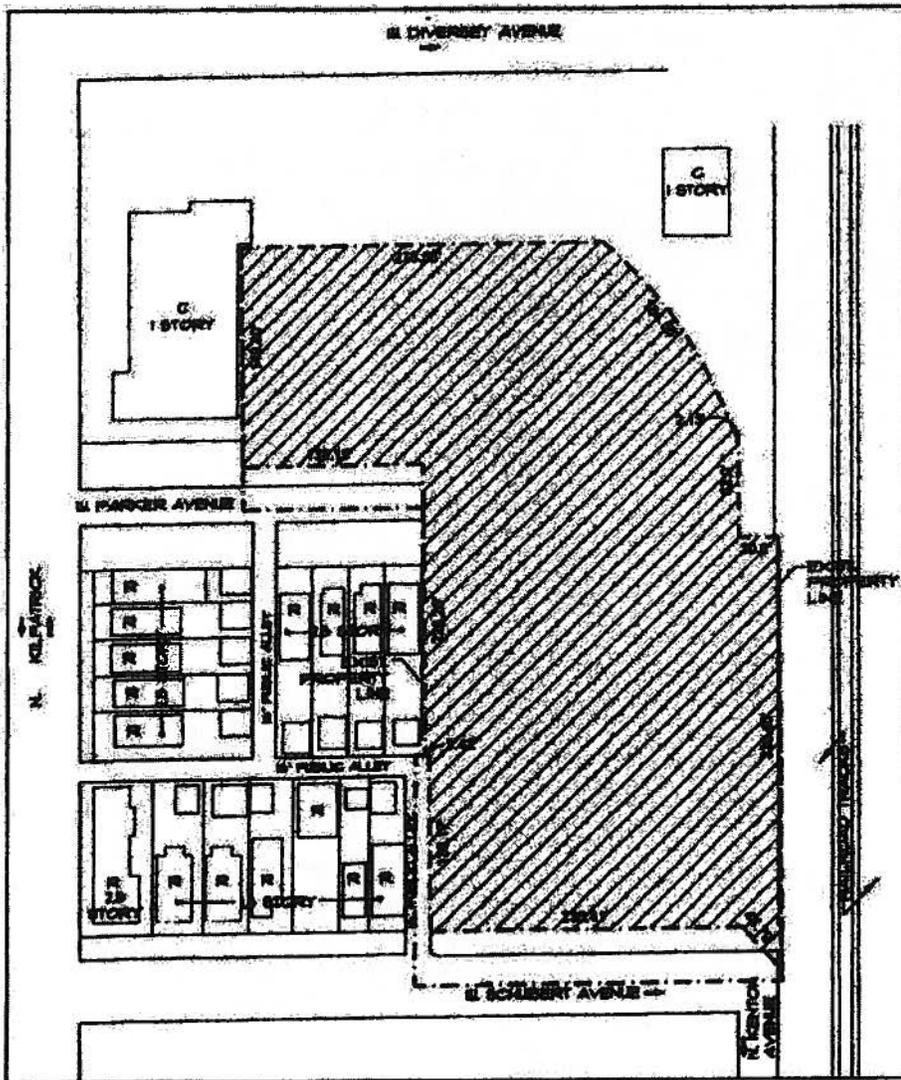


Exhibit 8.

3-Flat Building Elevations At Grade.

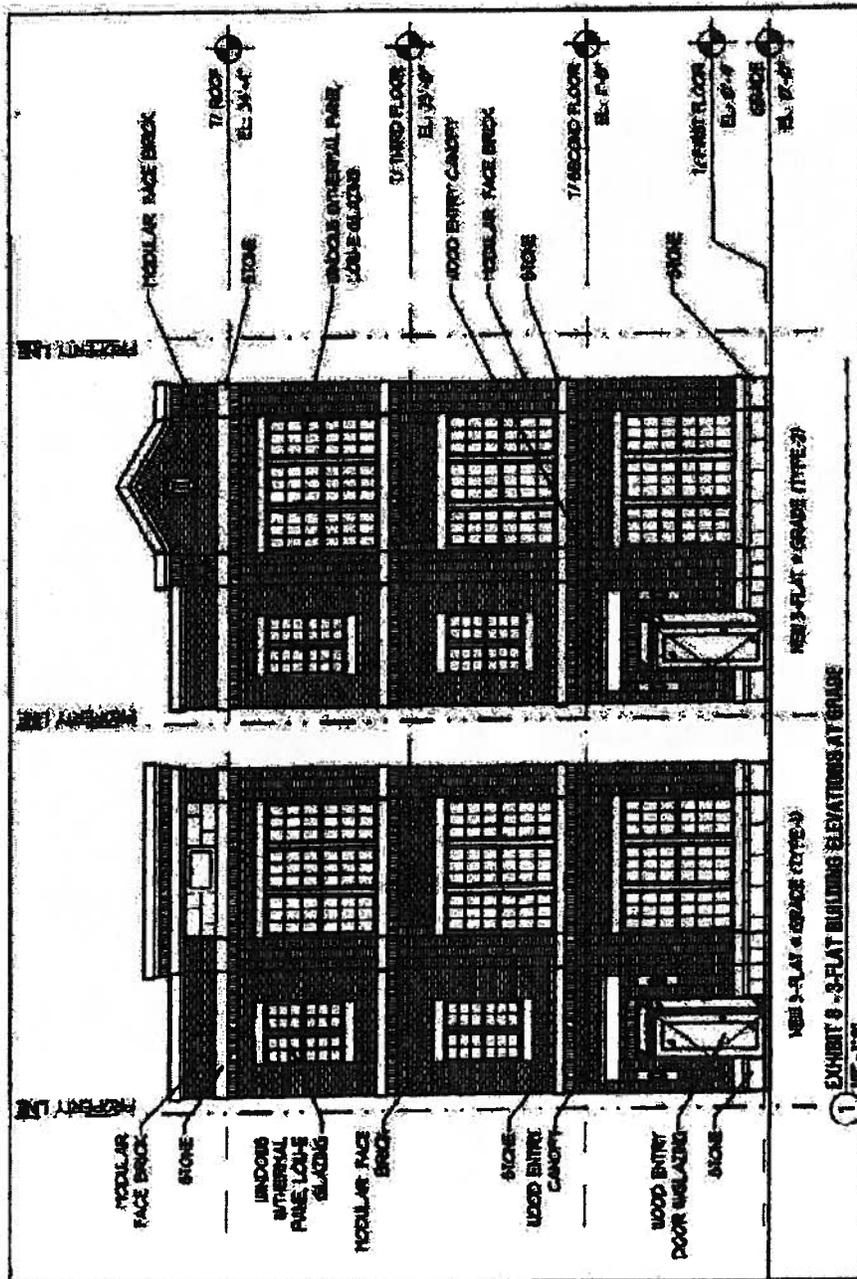


Exhibit 9.

Typical 3-Flat Side Elevation At Grade.

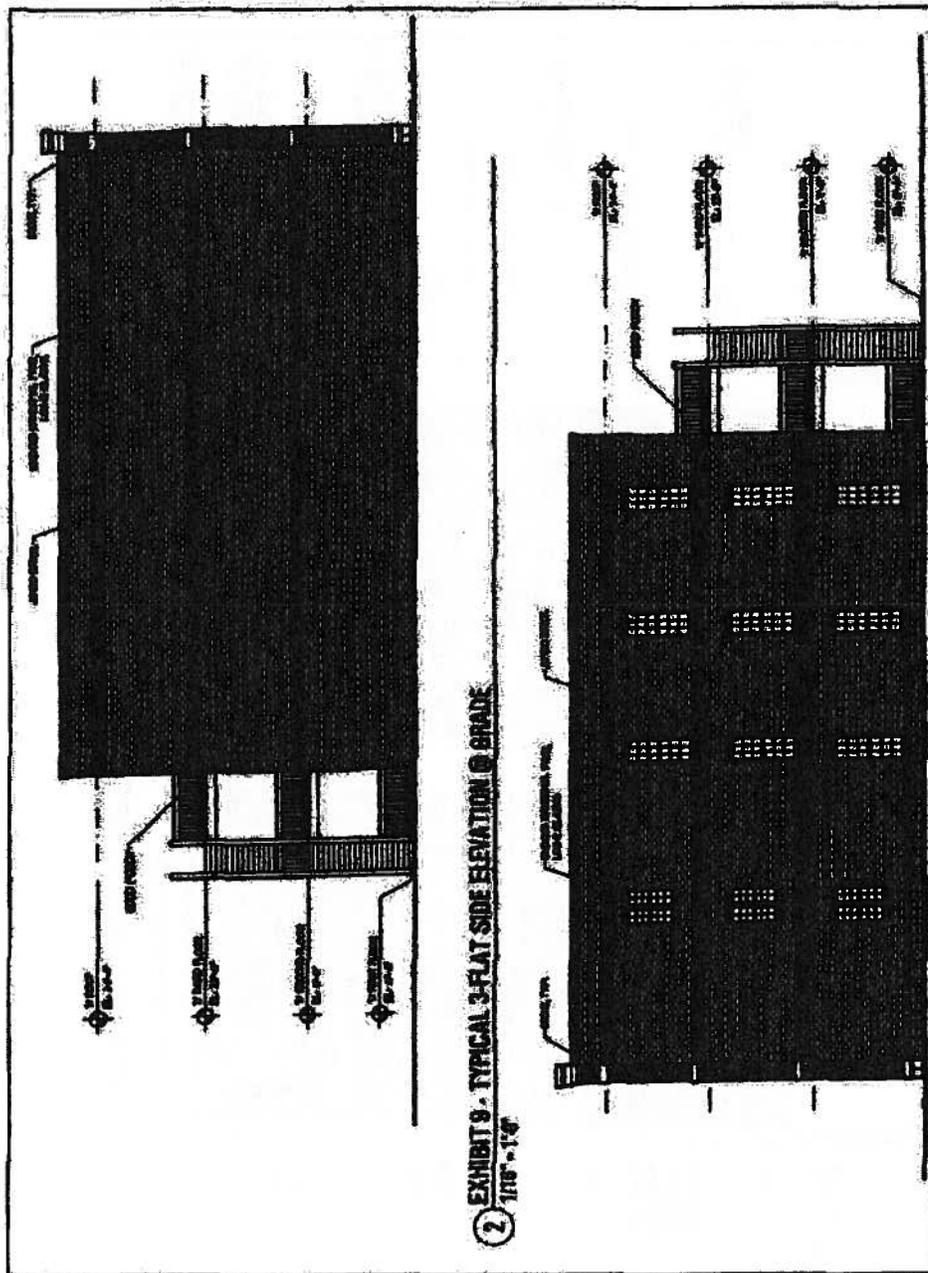


Exhibit 10.

Typical Rear Elevation At Grade.

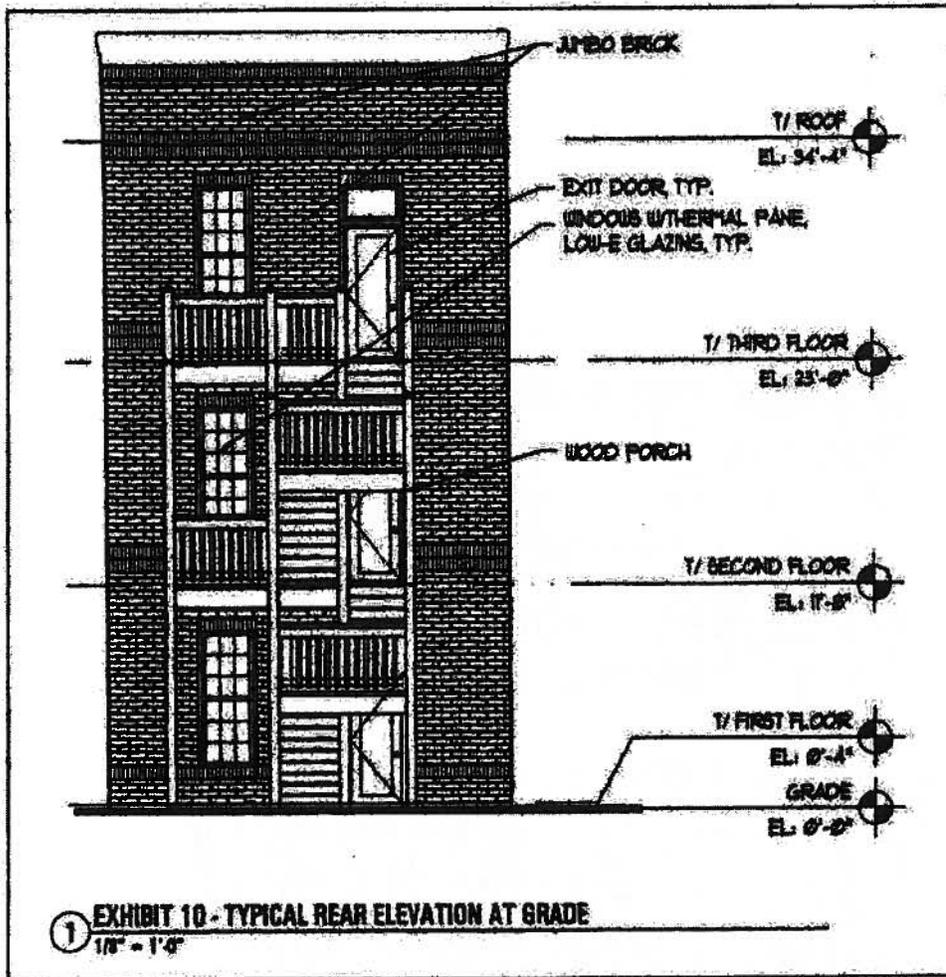


Exhibit 12.

6-Flat Building Elevation Above Grade.

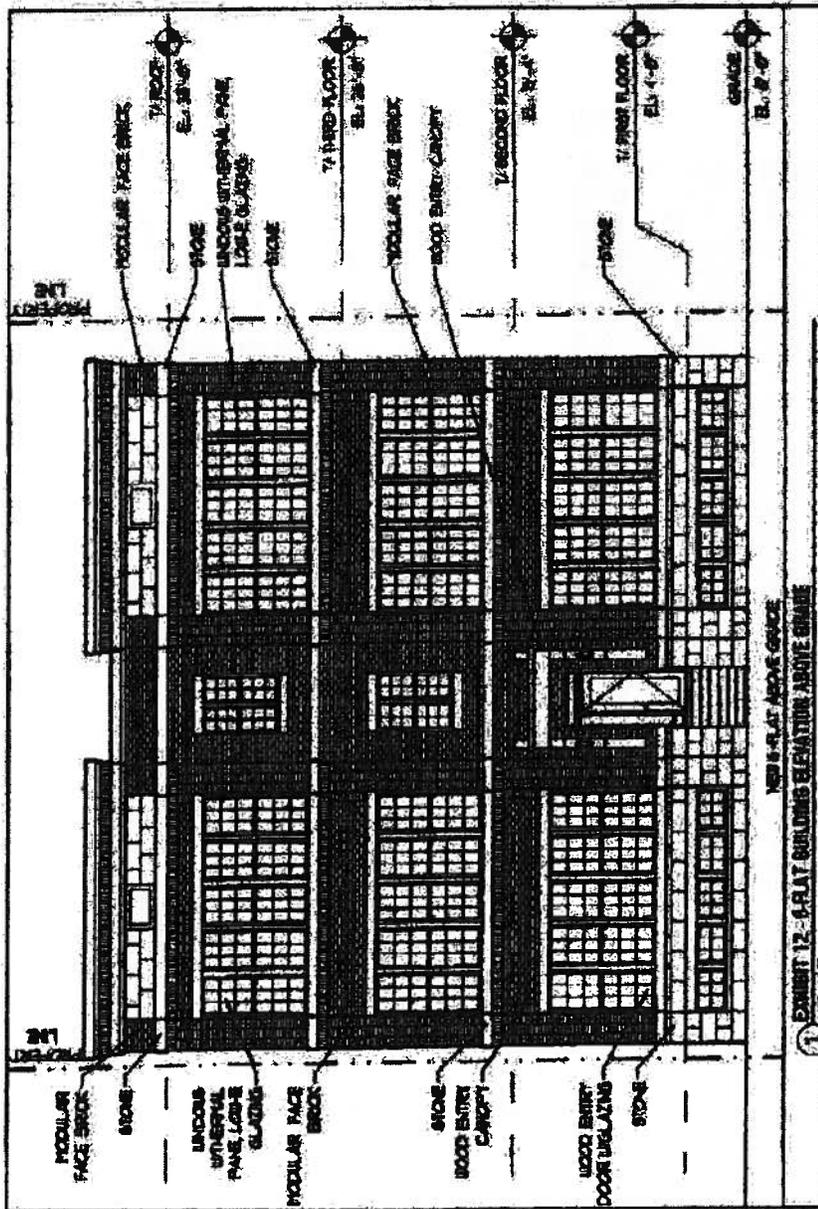


Exhibit 13.

Typical 3-Flat And 6-Flat Side Elevation Above Grade.

